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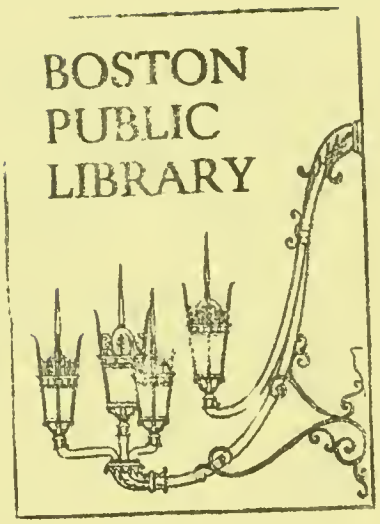
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Central Artery (I-93)/Tunnel I-90 Project

Contract No. 91010-M025G

CANA Land Use Planning Study

City Square Park Design Guidelines and Illustrative Design Plans

CBT/Childs Bertman Tseckares & Casendino, Inc.

December 5, 1991

Central Artery/Tunnel

Bechtel/Parsons Brinckerhoff
(A Joint Venture of Bechtel Corporation and Parsons Brinckerhoff Quade & Douglas, Inc.)

January 24, 1992

Dear Neighbor:

As you are aware, the landscape architecture firm of CBT/Childs Bertman Tseckares Inc., worked with the community to establish preliminary design guidelines for Charlestown's City Square Park. Having taken all written and verbal comments into consideration, CBT has prepared and issued a final draft report for public and agency review and comment.

The purpose of the final report is to codify and present for the final designer, in a rational manner, design and planning issues which the community has identified. The report highlights significant issues which must be further addressed in order to develop a design solution which will satisfy a visually discriminating and articulate public. The community will continue to participate in the design development with the final designer.

Copies of the report and comment sheets are available at the following locations: the Charlestown Patriot Office in Thompson Square, the Charlestown Branch Library on Green Street, the BRA Offices in Building #33 in the Navy Yard, the Fire Station in Sullivan Square, the Life Focus Center in City Square, the Kennedy Center on Winthrop Street and the Senior Lounge (BHA Administration Building) in Hayes Square. After reviewing the report, please drop off your comments at one of these locations by February 14, 1992.

Thank you for your participation and comments. If you have any questions about either the Central Artery/Third Harbor Tunnel or the Central Artery/North Area Projects please do not hesitate to call.

Sincerely,

Stephen

Stephen M. Collins
Community Liaison
Central Artery/Tunnel Project
(617) 457-5502

One South Station • Boston • Massachusetts • 02110 • Phone 617-951-0000 • Fax 617-951-0897

COMMENTS

1. DOES THIS REPORT ADEQUATELY REFLECT THE PUBLIC PARTICIPATION PROCESS AND DISCUSSIONS AT THE CITY SQUARE PARK MEETINGS? IF NOT, WHY?

2. DO YOU HAVE ANY SUGGESTIONS FOR THE FINAL DESIGN PUBLIC PARTICIPATION PROCESS?

Please drop off your comments at one of the following locations by 2/14/92:

Charlestown Patriot Office
Charlestown Branch Library
BRA Offices, Building #33, Charlestown Navy Yard
Senior Lounge, BHA Administration Building
Boston Police Fire Station, Sullivan Square
Life Focus Center, City Square
Kennedy Center

or mail your comments by 2/14/92 to:

Stephen Collins, Charlestown Liaison
Bechtel/Parsons Brinckerhoff
One South Station - 02-3X-07
Boston, MA 02110

NAME OPTIONAL

Name _____

Street _____

City _____

Phone _____

Central Artery (I-93)/Tunnel I-90 Project

Contract No. 91010-M025G

CANA Land Use Planning Study

City Square Park Design Guidelines and Illustrative Design Plans

CBT/Childs Bertman Tseckares & Casendino, Inc.

December 5, 1991

The Commonwealth of Massachusetts
Executive Office of Transportation and Construction
Department of Public Works
Office of the Commissioner
Ten Park Plaza, Boston 02116-3973

January, 1992

Dear Reader:

The Massachusetts Department of Public Works (MDPW) has sponsored this report as part of its continuing public participation program with the Charlestown community in the Central Artery North Area Project (CANA). The development of City Square Park, reestablishing the historic park that occupied City Square in the last decades of the nineteenth century, is one of the many benefits to the community resulting from the CANA project. The park will reestablish the link between the civic center of Charlestown and the waterfront, preserve and commemorate the historic character of the area, and provide a civic gathering place.

The creation of City Square Park is a joint effort of the Department of Public Works and the Department of Environmental Management (DEM) which has been made possible through the support of the Legislature. The first step in the process is the development of these design guidelines by Childs Bertman Tseckares and Casendino, Inc., under contract to MDPW. This report will serve as the foundation for the development of the final park design by DEM with community participation. The design team selected by DEM will review these design guidelines, develop the schematic design, and produce preliminary and final designs, including construction documents. Construction of the park will be undertaken by MDPW in conjunction with the completion of the CANA project.

We thank the community and agencies who participated in the development of the Design Guidelines for their dedicated efforts and assistance which were so critical to the success of this project. We look forward to a continuing partnership.

Sincerely,

James J. Kerasiotes
Commissioner

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Appendix

Introduction

The Massachusetts Department of Public Works retained the design firm of Childs Bertman Tseckares & Casendino, Inc. (CBT) in 1990 to update the 1986 preliminary design guidelines for parcels of land made available for development by the depression of the Central Artery in Charlestown, Massachusetts. CBT was to seek community input through public forums and prepare conceptual design direction and guidelines for the development of City Square Park as an aid for a final designer to be chosen by the Massachusetts Department of Enviromental Management.

The development of the City Square Park design guidelines was the result of a year-long process involving several steps.

In April of 1991 CBT met with the City Square Park Committee (CSPC), a group of local residents interested in the design of the park, to establish the public participation format and schedule a series of public meetings.

At a later CSPC meeting, the park program was agreed upon through discussion of a public questionnaire distributed by the CSPC and slides of alternative park types shown by CBT.

Three alternative approaches to park design (softscape, hardscape, historic model) were presented to the public in mid-June and a hybrid model was determined to be the preferable approach.

Based on the hybrid approach six design alternatives were developed for discussion at a public meeting in August. Because there was no clear consensus expressed by the public that would allow the establishment of a Preferred Alternative, the MDPW requested CBT to develop design guidelines which would set up performance standards for the development of the park. The design guidelines would be illustrated with three conceptual design alternatives which would meet these standards but would not remove flexibility from the future park designer.

The Final Report is the project record of this process.

1.0 History

1.1 The Early Era

What was to become the Charlestown peninsula was inhabited in the pre-colonial period by Native Americans of the Pawtucket tribe.

CST

Hunting was good on the land and the nearby shellfish beds and fishing grounds provided rich harvests. Through a long period of habitation the forest was largely cleared.

Beginning in the 16th century, encounters with European explorers introduced diseases to which the Indians had little resistance and coastal tribe populations were significantly diminished before the arrival of the first permanent European settlers.

In 1625 Thomas Walford, a blacksmith, and his family moved to the area called Mishawam by the Indians. By 1629 Thomas Graves was sent to Mishawam with a group of about 100 settlers from the earlier colony of Salem. Graves was ordered by the Massachusetts Bay Company in London to survey and lay out a town. The new settlement was named Charlestown in honor of Charles I, the reigning king of England.

This location offered many advantages to the newcomers. Surrounded on three sides by water, the peninsula was easily defended. The land, having been partially cleared by the Indians was open, relatively flat, and well-suited to farming. Its situation at the confluence of several rivers and Massachusetts Bay insured the success of merchant ventures.

Adjacent to what is the present-day waterfront, a large building was erected to serve as the seat of government for the new colony. Because the colonists lived in crude huts for several years and this was the only formal structure in the settlement, it was known as the Great House.

Roads connecting the town with the interior of the colony were laid out and a fort was constructed on Town Hill.

During this period King Charles granted the Massachusetts Bay Company a charter to establish a self-governing colony in Massachusetts. John Winthrop was chosen to be the Colony's first governor and arrived in Charlestown with 1,500 settlers in June 1630. By August 1630 the first Court of Assistants was held at Charlestown and the Great House was the seat of government of the Massachusetts Bay Colony until Boston was founded in September 1630.

CBT

With the removal of the government and a majority of settlers to Boston in pursuit of a more plentiful water supply, the Great House became a local meeting house and was sold in 1635. Thereafter, it was converted for use as a tavern.

By 1640, Charlestown had grown to a settlement of 70 homes - each standing on a two-acre plot. Though most residents supported themselves by farming; shoemakers, cartwright, tailors and blacksmiths were an integral part of the local economy. In order to facilitate the exchange of goods and services, a marketplace developed in the square outside the former Great House.

1.2 The Revolutionary Era

During the next century, Charlestown grew and prospered as a major commerce port connecting Europe to the New England hinterland.

The market square grew with the town and became the intersection of most routes into Boston from the north and the setting for most local civic and commercial activities.

By 1770, the former Great House was the site of The Three Cranes Tavern, a new town meeting house had been built and the Middlesex County Courthouse had been located in the square.

In June 1775, in an act of open rebellion, American patriots developed fortified positions on Breed's and Bunker Hill. British forces in Boston's North End launched an attack across the harbor to neutralize the threat. As His Majesty's troops landed at the present-day Charlestown Navy Yard and advanced on the American positions they began to sustain losses from sniper fire in the town. Responding, British ships in the harbor turned their guns on the town. Under incendiary bombardment, the entire settlement was burned to the ground.

After the war, townspeople rebuilt their town over the ruins of what had been destroyed. The market square area had been leveled, as was the Great House, the meeting house, and the courthouse.

The demands of traffic led the town to acquire property in the area and to develop a large open area which was called Charlestown Square. The first Town Hall was erected on the square in the location of today's municipal building.

CBT

By 1786 a bridge had been built connecting Charlestown to Boston, greatly increasing the volume of traffic passing through Charlestown Square. With the completion of the Middlesex Canal and the Charlestown Navy Yard, Charlestown's place as a vital crossroad in the northern metropolitan transportation system and in a prosperous urbanizing development was secured. Over the next fifty years, hotels were developed on the square, adjacent to banks, restaurants and a post office.

1.3 The Victorian Era

By the 1840's the southern export ice trade began to flourish around Tudor Wharf which led to the development of railroads connecting the interior ice ponds to the dock. The horsedrawn streetcar was introduced just before the Civil War and was an immediate success. With its easy accessibility, Charlestown's population soon grew to 25,000 citizens and became a city.

After the Civil War, the renamed City Square became the scene of greatly increased activity. The open square had evolved to become a circular park of lawn, intersecting paths, a water fountain and iron picket fencing. Small homes were replaced by multifloor residences housing working class families.

A new City Hall was built on the site of the old Town Hall. Its Victorian elegance reflected the civic pride of a flourishing city. At this time, The Waverly House, a five-story masonry hotel, replaced a number of smaller wood frame hotels on the west side of City Square to become one of the largest establishments in the metropolitan area.

1.4 Modern Era

By the turn of the century, electrification of the urban transit system had begun. An elevated track system was constructed on a new road bridge that was to become the Charlestown (North Washington Street) Bridge. The "el" extended through City Square and a station was constructed on the site of the original circular park.

CBT

The ornate Victorian City Hall was demolished in 1914 (Charlestown having been annexed to Boston in 1872) and the present-day Charlestown District Courthouse and police station were completed on that site in 1917. Roughan Hall was also erected at this time. These buildings and the YMCA building which replaced The Waverly House fronted a City Square consisting of a triangular lawn, flagpole and el station.

The railroads and piers entered a period of decline which began with the Great Depression and continued until the 1950's. In response to the rise of widespread automobile ownership and changes in commuting patterns, transportation planners attempted to satisfy demand for rapid access to Boston's northern suburbs with the construction of the Maurice Tobin Bridge, Route I-93 and the Central Artery.

The old elevated railway was removed in 1975 and the Massachusetts Bay Transportation Authority built a new subway line in a more western alignment; avoiding City Square altogether.

By the early 1970's, an elevated viaduct connecting Route I-93 and the Tobin Bridge completely overshadowed City Square and large numbers of commuters began using local streets to avoid congestion on the interchange. These factors and the closing of the Charlestown Navy Yard in 1974, contributed to decline in the economic viability of the square as merchants left the area and Charlestown was de facto subdivided by heavily traveled arteries.

1.5 Central Artery/North Area

In 1978 the Massachusetts Department of Public Works initiated the Central Artery/North Area (CANA) project to dismantle the Central Artery/I-93/Tobin Bridge interchange in Charlestown, reconstructing it further west, and routing the Tobin Bridge approach ramps

through tunnels under City Square. This work which will be completed in 1993, is expected to yield several benefits for the citizens of Charlestown:

- limit access to local streets for through-traffic
- reduce traffic volume on local streets
- allow redesign of local street pattern
- increase the amount of open space available to local residents
- allow creation of a true park (not a traffic island)
- reconnect Charlestown to its waterfront
- create new land for development and to increase economic activity on the area
- allow archaeological exploration of the City Square/Great House area and increase appreciation of Charlestown history

CBT

1.6 Archaeology

In compliance with federal and state requirements, the Massachusetts Department of Public Works conducted a study of the potential impacts of the Central Artery/North Area reconstruction project on archaeological resources in the project area.

Archaeological investigation was undertaken to enhance our understanding of settlement patterns, production and consumption processes, and vernacular construction. Several sites, including City Square, were recommended for additional research. The state designated City Square Archaeological District (CSAD) is important because of its association with significant events in American history. The CSAD is composed of a number of sites clustered in the center of City Square that were burned by British forces during the Battle of Bunker Hill in June 1775.

Preliminary studies have located what is believed to be the foundations of the Great House, the Breed House and several related out-buildings. (Exhibit 1 - Page 8) The archaeological consultant, Public Archaeology Lab, Inc. has undertaken detailed studies of these sites; but, as of this date, has not submitted the Final Report to the MDPW. The significance of the

Final Report lies in the fact that the Boston Landmarks Commission (BLC) has accepted a petition to designate the Great House site as an historic landmark. Designation is intended to protect valuable historic resources. The Commission's designation decision will depend on several factors, one of which is the historic significance of the site as documented by the archaeologist's Final Report.

CBT

The Commission will not render a decision on the site's significance before reviewing the field investigation Final Report.

If the site is awarded landmark designaton, guidelines governing the treatment of the site will be developed after public hearings and additional study by the BLC.

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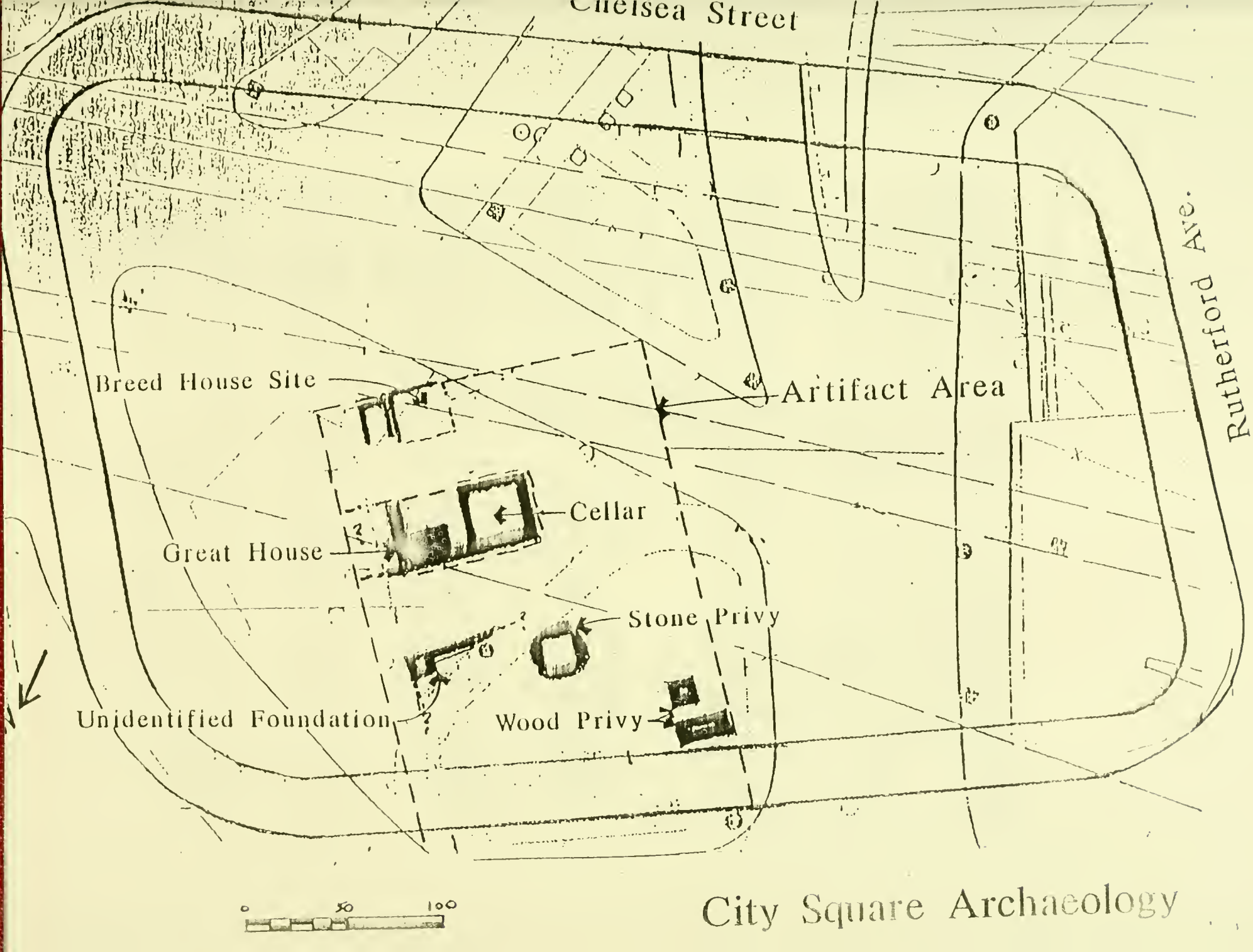

City Square Archaeology

2.0 Public Participation

The Massachusetts Department of Public Works (MDPW) as a matter of policy, subscribes to public participation in the design and implementation of transportation improvements. The Department has sought ongoing input from interested citizens through community-wide advisory committees, public meetings and outreach programs. The park program detailed in this report is a distillation of the concerns and desires of people who will live with this facility long after the Central Artery/North Area improvements are completed.

This input was solicited through a public outreach program organized by the MDPW. Outreach methods included notifications of public meetings and articles in the local paper describing alignment proposals, leaflets in the public library and individual mailings to community residents.

2.1 Project Participation History

Public involvement in the Central Artery/North Area project began in 1978 when the MDPW sought community input during the initial development of the roadway configuration that was to become the proposed scheme for the Central Artery in Charlestown.

The original interchange proposal would have replaced the obsolescent existing viaduct with a new elevated roadway in approximately the original alignment. In a series of public meetings held in 1981, Charlestown residents commented on a range of conceptual road alignments.

As a result of this public process, the MDPW selected Scheme L-2 in January 1982. This alternative routed the approach ramps to the Tobin Bridge through a tunnel under City Square, emerging north of Warren Street.

During a series of small-group meetings (North Area Task Force, Charlestown Preservation Society) and larger community-wide meetings held after the release of the 1982 Final Design Report, focus was given to resident's goals for reshaping those parts of their community being impacted by the project.

2.2 Development Parcel Guidelines (1982)

With the removal of the overhead viaducts in the City Square area and realignment of several surface roadways, seven new or reconfigured parcels of land will become available for redevelopment (Exhibit 2 - Appendix).

2.3 Development Criteria

To develop a framework for parcel development recommendations, the design team generated several criteria which allowed proposed land use impacts to be compared on an rational basis.

The six principal criteria were[1]:

1. **Economic viability**
2. **Physical suitability**
3. **Environmental Suitability**
4. **Service Support**
5. **Community Goals**
6. **Highest and Best Use**

The design team then developed a range of conceptual land uses for each of the six parcels and compared the proposed use with evaluation criteria on a given parcel. During public meetings in 1982, the most compatible match of criteria and proposed development determined the highest and best use on each parcel.

2.4 Proposed Land Uses (1982)

As a result of this methodology and public discussions ending in 1986, the ultimate recommendation was for public open space on Parcel 5 and a variety of development uses including housing, office, retail, and hotel development on the other parcels.

The principal community goal in City Square was to re-establish the link between the square and the waterfront and to preserve the historic character of the area.

1 Central Artery/North Area-Final Report, Louis Berger and Associates, July 1982, Pg. 292

Specific recommendations for Parcel 5 (City Square) included[2]:

- Area should function as a gateway to Charlestown
- Area should be green, open space, not a paved plaza
- Paved walks should reflect principal pedestrian travel routes
- Park should be buffered from Rutherford Avenue and Chelsea Street traffic.
- Great House artifacts should be reinstalled on site in a small exhibit pavilion or structure.
- Paul Revere Steps and World War II Veterans Memorial should be reinstalled in completed park
- MBTA bus shelter should be included near Chelsea Street
- Provide a civic gathering place

CBT

2.5 City Square Park Committee

The City Square Park Committee was organized in October 1988 to act as a mechanism for incorporating the wishes of the Charlestown community in the design of the park. The committee which met from April to October 1991 to comment on the design guidelines as they were developed, was an unrestricted open group which included virtually any citizen who attended public meetings. (Exhibit 29 Appendix)

In April 1991, the committee issued a questionnaire seeking to involve a wider constituency in the development of a park theme and program.

2.6 Public Agencies

In November 1990, the Massachusetts Department of Public Work (MDPW) retained CBT/Childs Bertman Tseckares & Casendino, Inc. (CBT) as the design consultant for the conceptual design phase of the City Square Park Development Project.

2 Guidelines for Restoring The Townscape of Charlestown, CBT/Childs Bertman Tseckares and Casendino, Inc. Draft Technical Memorandum, October 1986, Pg. 19

Under this contract, work effort was divided into several discrete segments:

- Site Analysis/Existing Conditions data compilation
- Park Program Selection
- Approach Alternatives (conceptual alternatives)
- Refine Alternatives
- Develop Preferred Conceptual Design
- Prepare Land-Use Report

CBT

During each of these tasks, CBT regularly submitted review material and met with public agencies whose jurisdiction or interests were affected by the development of a park in City Square.

Invited agencies included:

- Massachusetts Department of Public Works (MDPW)
- Massachusetts Department of Environmental Management (DEM)
- Metropolitan District Commission (MDC)
- Boston Parks & Recreation Department (BPD)
- Boston Landmarks Commission (BLC)
- Boston Redevelopment Authority (BRA)
- Massachusetts Bay Transportation Authority (MBTA)
- National Parks Service (NPS)
- Boston Transportation Department (BTD)
- Legislative Representatives

The purpose of these "milestone" meetings was to establish project direction and overall strategy, to review agency goals and objectives and to seek agency input.

During reviews and at public meetings, the most consistent level of agency input was provided by the MDPW, DEM and Boston Park and Recreation. These groups who, respectively; let the conceptual design contract, would fund the park construction, and might be the ultimate owner with responsibility for park maintenance, clearly had a vital interest in seeing that the park design would satisfy community objectives, could be built within the capital budget outlay, and could be maintained in an attractive and safe condition. Helpful comments were also received from the Boston Landmarks Commission.

CBT

3.0 Site Analysis

The purpose of the site analysis is to gather in a digested form, an inventory of the existing conditions, both natural and manmade, artifacts, resources and systems which will impact or be impacted by development on the subject site.

CBT

3.1 Charlestown Context

Charlestown is a highly urbanized one square-mile neighborhood in the City of Boston. It is separated from downtown Boston (North End) by the Charles River and is bounded on the west and north by Cambridge, Somerville, and Everett.

The land slopes, steeply in part, from the Bunker Hill Monument toward City Square and Boston Harbor. The lower slope of Town Hill, containing some of Charlestown's older residences, is situated directly behind City Square. In its final form, the street pattern surrounding City Square will see Rutherford Avenue become a eight-lane arterial road connecting Boston to Sullivan Square and Everett. Chelsea Street will be widened to five lanes. (Exhibit 2 - Appendix)

3.2 Open Space Inventory

City Square is an important link in Charlestown's open space system. On the waterfront, Paul Revere Landing Park (5.22 ac.) terminates the Metropolitan District Commission's Charles River Park System and is the first Charlestown facility encountered by pedestrians crossing the Charles River Dam. (Exhibit 2 & 3 - Appendix)

This park appears, in plan view, to allow park visitors to flow seamlessly onto the Freedom Trail and Charlestown's open space system. In reality, the vertical separation between the north end of the park and the adjacent Charlestown (North Washington Street) Bridge is approximately fifteen feet, making it virtually invisible from City Square.

Earlier plans for this area included a "serpentine" ramp which would create a handicap-accessible connection to the Chelsea Street/Rutherford Avenue intersection and a link to City Square Park.

With realignment of the Proposed Central Artery Scheme "Z" vehicle ramp system in this area considered likely, the status of the serpentine ramp is uncertain. If the serpentine ramp is not built, Charlestown-bound visitors will be forced to travel on Water Street to Warren Street, missing the park altogether. Alternately, they may climb the stairs on the east side of the Charlestown Bridge, a difficult route for the elderly, an impossible one for the handicapped.

CBT

Thus, visual separation, heavy traffic volume in the Chelsea Street/Rutherford Avenue intersection, and the potential lack of a pedestrian link creates a "disconnect" between City Square Park and Paul Revere Landing Park that may be difficult to bridge.

Other open/recreation spaces in Charlestown are:

The Massport Plaza is a proposed waterfront park at the foot of Warren Street which will one day re-establish the link between Charlestown and the harbor.

The National Park Service controls Gate One Plaza, a hard-surfaced entryway to the exhibits surrounding the navy frigate, USS Constitution ("Old Ironsides").

The Kent School playground is an active recreation facility in the shadow of the Tobin Bridge.

The Barry Playground, adjacent to the Mystic River, is an active recreation facility with baseball/softball and football fields.

Bunker Hill Monument is a large open lawn dominated by the granite obelisk of the monument.

Winthrop Square ("The Training Field") is a rectangular passive parkscape (1.12 ac.) containing benches, trees, and the Civil War memorial, enclosed by brick townhouses.

John Harvard Mall is subdivided by a sharp level change into two distinct sections. The upper level, on Harvard Street, is a children's playground dedicated to active recreation. The lower level, on Main Street, is a brick-surfaced, tree-shaded passive sitting area.

Though the playing fields at Bunker Hill Community College appear to provide a great deal of active recreation capacity; the fact that they are available only on a fee-for-play basis effectively removes this facility from Charlestown's inventory of usable open space.

3.3 Geographic Location

CBT

City Square's position astride the principal vehicular and pedestrian entry to Charlestown from the south creates an opportunity for the park to function as a community gateway for both the visitor from Boston following the Freedom Trail and the homebound Charlestown resident. The park may also be a view-enframement device for the pedestrian walking toward Boston.

3.4 Edges

Strong architectural edges are largely lacking in the existing City Square. The three-story municipal building and the four-story Roughan Hall provide a measure of enclosure only at the Main Street/City Square intersection. The degree of "edge" which will be created by future development on Parcels 2, 4 and 6 will depend on the nature of not-yet-finalized parcel development guidelines. (Exhibit 4 - Appendix)

The CANA highway loop ramp infields on the park's west side (excepting the vent building) and Paul Revere Landing Park on the south preclude the development of strong edges on these two quadrants.

3.5 Traffic Impacts

At the completion of the Central Artery/North Area project, Rutherford Avenue, on the park's western edge, will become an eight-lane connector road linking Boston to Sullivan Square and Everett beyond. Chelsea Street will become a five-lane surface artery with a parking lane on its south side.

Together, these two roads will generate a significant volume of noise, pollution and visual clutter, creating an undesirable impact zone on the park's west and south edge. Considerable attention should be given to developing an impact buffer zone on these edges.

3.6 View Corridors

With the depression of the Route 1 viaducts, some previously obscured view axes originating in City Square may be re-established. (Exhibit 4 - Appendix)

Views toward downtown for the city-bound pedestrian will again become available over the Chelsea Street/Rutherford Avenue intersection and should be the beneficiary of enframement devices at the park gateway.

The steeple of Old North Church is visible to the right of the Maxwell Box Building on Parcel 2. The marina may be seen to the building's left. Future guidelines for the redevelopment of Parcel 2 will determine the disposition of these view corridors.

To the east, the upper masts of the navy frigate, U.S.S. Constitution ("Old Ironsides") are visible. Because of their height they should remain so, regardless of foreseeable development activity on Parcel 1.

Winthrop Square ("The Training Field") terminates a well- defined visual corridor extending up Park Street from City Square. In winter, the Civil War Memorial in Winthrop Square is visible at the end of the axis. This visual link is a critical connection between two of Charlestown's principal open spaces and should be acknowledged.

Another unifying urban element central to Charlestown's self-image is the Bunker Hill Monument. Its dominant position on Breed's Hill makes it a prime visual reference and a tourist destination. The monument anchors the Main Street view corridor and creates a link between City Square Park and Charlestown's historic and cultural soul.

3.7 Geotechnical Issues

The tunnel structure containing Route 1-Southbound and Ramp T-L passes under City Square Park in a wide swath from NE to SW. At its most shallow, the top of the tunnel is four feet below the finish surface grade. The implications of this are several:

- There is limited scope for surface shaping by excavation (cut).
- Limited root ball depth for large tree planting.
- Tunnel structure's ability to support additional fill (mounding, berms) may be limited.
- The tunnel structure may act as an impervious soil layer (hardpan) - drainage of planting layer may be a factor in plant mortality.

CBT

3.8 Surface Slope

The proposed surface grades at City Square slope from a high-point of 25.93' at the Chelsea Street/Rutherford Avenue corner (back-of-sidewalk) to a lowpoint of 18.38' at the back-of-sidewalk opposite Park Street. Grades slope at 2.3% from south to north and at approximately 4% from the midpoint of the park sidewalk on Chelsea Street to the park lowpoint opposite Park Street. (Exhibit 5 - Appendix)

This modest elevation change means that the entire park can be made handicap-accessible without any extra-ordinary effort.

3.9 Pedestrian Circulation

Pedestrian routes through City Square consist of one principal axis and two minor axes. Relatively large numbers of pedestrians travel south on Main Street and continue through City Square on their way to jobs in downtown Boston during the morning rush hour. In the evening this flow is reversed. Smaller pedestrian flows from Park Street and Harvard Street joins this flow at City Square. A minor pedestrian axis extends from Harvard Street to Park Street. Travel on this route is in both directions and appears to have little variation during the couse of the day. (Exhibit 6 - Appendix)

4.0 Park Program Selection

One of the earliest steps in the park design process is the development of the park program. The program is a list of elements which should be included or issues addressed in the finished design. These elements may include objects the public wishes to be included, an image to be developed (pastoral/urban) or concerns to be accommodated.

CBT

CBT developed a park program outline in May 1991 and discussed it with the City Square Park Committee, representatives of the CA/T, the Department of Environmental Management, City of Boston Parks Department, and other government officials at a public meeting in Charlestown on May 22. (Exhibit 30 - Appendix)

At the same time a questionnaire prepared by the City Square Park Committee was distributed to local residents. The questionnaire was intended to solicit neighborhood opinions on the elements/activities to be included in the park.

Questions included:

- frequency of visits to area
- purpose of visit
- method of transportation
- desirable park features
- desirable activities
- inclusion of public art

Based on the concerns voiced by residents at this meeting, questionnaire responses, and comments, CBT generated the park program detailed below.

4.1 Park Character

In public meetings and in responses to the program questionnaire, the vast majority of respondants felt that the park should be a pastoral space of trees, shrub masses and lawn reserved for passive activities. Some felt though, that inclusion of a large lawn area might have the undesirable effect of encouraging appropriation by groups engaged in active sports.

While many recognized that soft, green parks require a higher annual maintenance budget than a hardscape park, they felt that the balance should be tipped toward a softscape park, based on a seemingly shared vision of the historic greensward that occupied this space, and a image of what is a proper statement about their community. Concerns were also expressed that the sound reflectivity of a hard-surfaced park would do little to buffer traffic noise impacts from the surrounding streets.

CBT

4.2 Artifacts

Over the course of its earlier existence, City Square became the site of memorials commemorating groups and events which played important roles in the development of Charlestown.

The Paul Revere Steps, a cluster of three square granite columns connected by a short flight of stairs, are identified by a bronze plaque commissioned by the Daughters of the American Revolution in 1901. The monument which once stood at the foot of the Charlestown Bridge, commemorates the point on the Charlestown shore where Paul Revere began his ride to Concord in 1775. (Exhibit 7-8 - Appendix). The steps were disassembled during the demolition phase of the project and are presently stored in the MDPW maintenance yard in South Boston.

When the YMCA in City Square was demolished, a number of architectural artifacts from the building were saved with the intention of including them in the design of the park. These artifacts which include a series of handsome iron gates, are being stored by the MDPW. The incorporation of these artifacts in the park should be considered in accordance with community wishes.

The World War II Veterans' Memorial is an ten-foot granite obelisk modeled on the Bunker Hill Monument. It was erected to honor the men and women of Charlestown who served in the Armed Forces in World War II. The memorial has been temporarily moved to the John Harvard Mall.

The public was unanimous in requesting that these artifacts be reinstalled in an approporiate setting, in the new City Square Park.

4.3 Public/Civic Space

Residents expressed a desire for a public gathering space for civic celebrations or events. They felt that such a plaza could be the focus of at least part of the park and might provide an appropriate forecourt if located opposite the District Courthouse and Roughan Hall.

CBT

4.4 Great House Treatment

The treatment of the Great House site in the City Square Park program was among the most contentious issues debated in public meetings during the early phase of the Schematic Design contract. At the first design phase City Square Park Committee (public) meeting in May, 1991, the public emphasized interpretation of the Great House foundation stones as an opportunity to learn about one of the central events in early American history.

With discussion of the program questionnaire at the June 10th meeting, and at the June 24th presentation on the Great House site by City Archaeologist, Steven Pendery, visions of what historic interpretation might mean became more focused.

Mr. Pendery outlined what had been learned about the Great House during the preliminary archaelogical investigation. The brick-floored cellar hole (10'x12') with 3-4' foundation walls was first uncovered in 1982. Facing the waterfront, the house is believed to have been approximately 12' x 30'. A detailed archaeological site report authorized by the MDPW and to be prepared by The Public Archaeology Labs, Inc. is due to be submitted in fall of 1991.

Mr. James Labeck of the Boston Landmarks Commission (BLC) noted that a petition to designate the Great House as a historic landmark had been submitted to the BLC and was being studied.

Designation will depend on the presence of any of the following factors:

- Is it a great work/or built by a great architect?
- Is it associated with a significant historical event?
- Is it associated with a significant historical person?

If the site is designated, The Boston Landmarks Commission will develop guidelines concerning the treatment of the site after a series of public hearings.

He noted that designation is not guaranteed. This is no longer a extant site. The actual foundation elevation of the historic site will be inside the tunnels under City Square.

CBT

At the same meeting, Charlestown resident Carl Zellner proposed that the park include a reconstructed representation of how the Great House might have appeared. This structure could house unearthed artifacts and might be organized as an interpretive museum. It was this proposal which defined the poles of the Great House interpretation versus community openspace debate.

Some felt that the Square's pivotal position in American history warranted a significant gesture. Another emphasized that the park was a small space and should not be frozen in a single era. Concern was expressed that BLC designation would mean that Charlestown would lose control over the park.

One individual voiced a middle position that many thought reasonable - that interpretation of some kind was desirable but it was important that the park not be overwhelmed. The Great House should be a feature of the park, not a theme. It was suggested that the possibility of aligning the Freedom Trail through the park be studied.

It would not be until the six schematic approach alternatives were later developed by CBT that the community would see the spatial implications of various treatments and would speak with any degree of consensus on the treatment of the Great House.

4.5 Security

While the public response to the park program questionnaire did not provide many insights into residents' security concerns, occasional comments made during public meetings made the design team aware of some issues.

Residents emphasized the need for adequate lighting and the need for complete park surveillance by police from the surrounding streets. Planting masses should not provide hiding places for undesirable activities and if walls are used to buffer traffic noise they should be planned to maximize visual accessibility.

Specific security program comments would only be made later when residents had an opportunity to react to the six schematic approach alternatives submitted by CBT in August 1991.

CBT

4.6 Fountain

A fountain in the park has near-universal appeal to Charlestown residents. Some proposed a single central feature in the context of a recreated Victorian park. Others felt that a large-scale water feature ("water wall") could effectively mask traffic noise. A reflecting pool as part of a fountain was also popular.

Boston Parks and Recreation Department officials who heard these discussions at public meetings expressed concern about a fountain in a park with no identifiable maintenance endowment.

A proposed fountain must be designed to Boston Water and Sewer Department Standards and must be a recirculating type to conserve water. The pumps and filters must be serviced and water samples must be taken on a regular basis for public health reasons. The Parks Department does not presently have staff to maintain additional fountains and monitor water quality (two staff plumbers serve 100+ city water features) without an additional funding source.

Officials also noted that a soft park of lawns, shrubs and trees will require at least $2.00/sf/year ($100,000) to maintain and questioned from where the money will come. It was said that a well-thought-out maintenance plan which should be part of the final design package will underline this need. If the Parks Department is ultimately determined to be the agency responsible for park maintenance, they would like to see a maintenance fund in place before design begins.

4.7 Capital Budget

The legislature has authorized two capital funding sources to support the design and construction of City Square Park:

$4,000,000 from Mass Dept of Public Works ("construction" costs)
$ 500,000 from Mass Dept of Environmental Management ("design" costs)

CST

This level of capital funding will allow construction of a $100/SF (approximately) park facility. For comparision purposes, Copley Square Park (1989) was built for $60 - $60/SF and Post Office Square Park (1990) cost $80 - $85/SF, not including concession kiosks.

A representative of the Copley Square Park Committee said, based on his experience, an annual maintenance budget of $2 - $6/SF should be secured to insure the upkeep of the park. Because the MDPW can not "own" a park the disposition of City Square Park (and the agency responsible for its upkeep) has not been determined.

5.0 Approach Alternatives

The outcome of the public meetings on the Park Program was the generation of a consensus list of program elements and critical site issues which defined what the residents felt their park should be or provide:

- o A passive recreation space with trees, benches and grass.
- o A gateway to Charlestown
- o A foreground for the courthouse and Roughan Hall
- o An opportunity for interpretation of Charlestown's history
- o A setting for the Veterans' Memorial
- o A buffer from Rutherford Avenue/Chelsea Street traffic
- o A secure setting
- o Opportunity for a fountain/water feature
- o Acknowledge significant view corridors:
  - Old North Church
  - Winthrop Square
  - Bunker Hill Monument
  - Main Street axis

Using this list as a guide, the designer, CBT/Childs Bertman Tseckares & Casendino, Inc. developed a number of conceptual approach outlines which suggested different roles be given to some aspects of the park's place in the local community. These approaches were illustrated with photographic views of existing parks.

The alternative approaches were:

a. Historical/Interpretive Model

This approach would orient the park toward a historical interpretation/representation of the artifacts recovered on the site of the Great House in City Square. An example of this approach is the National Historic Park in Lowell, MA.

b. Hardscape Model

The Paul Revere Mall in Boston's North End would provide the model for this approach. The park would be primarily a hard-surfaced space with shade trees and benches.

c. Softscape Model

Shrub masses, trees and pastoral lawns would be the principal park elements under this design approach. The Boston Public Garden is a representative example of this type.

Public Comments

CBT

In discussions at public meetings in June, it was agreed that the Great House was a significant part of Charlestown's history. Suggestions for interpretive exhibits ranged from reconstruction of a representative 17th century structure to a simple outline of the foundation on a plaza or lawn.

Few opinions were heard advocating the "hardscape" approach to design of the park. It was suggested that the nearby John Harvard Mall already represented this type of public space.

Most citizens offering comments expressed a clear preference for a soft landscape approach including lawns, shrubs and shade trees. They also felt that inclusion of the other program elements would be desirable.

The outcome of this Alternatives Approach discussion was the recommendation that no single approach is broad enough to serve as the exclusive model for conceptual design. Therefore, it was recommended that a flexible approach combining the three major alternatives should be followed. This would suggest that lawns, trees and shrubs be joined with hard-surface areas for gathering, seating and interpretive purposes. These elements should achieve noise and pollution buffering to the extent possible and the park should serve as a gateway to Charlestown.

6.0 Design Concept Alternatives

During the months of July and August, CBT developed six alternative preliminary design concepts, including plan and bird's eye views, for the design of the park. These alternatives gave shape to a spectrum of possible Great House treatments and landscape forms. The design team intended that these alternatives would give Charlestown citizens an opportunity to react to specific proposals and to express their personal vision for the development of City Square Park.

CBT

6.1 Alternative A "Courthouse Corner Plaza" (Exhibit 9-10 - Appendix)

An interpretive park, this alternative is marked by a gateway plaza edged with granite bollards at the intersection of Chelsea Street and Rutherford Avenue. The plaza floorscape is a cutstone plan of Charlestown and Boston during the Revolutionary War era. Interpretive information is intended to be engraved in the stone surface illustrating Paul Revere's Ride, the Battle of Bunker Hill, etc.

The visitor is then led by a bench-lined walk through a grove of shade trees to a large central plaza. This space is the site of a 17th century replica structure representing what we know about the form of the Great House. The structure could house a museum exhibiting artifacts recovered during the archaeological investigation. Exhibits could also illustrate construction methods and describe the development of colonial self-government.

From the central plaza, the visitor can look southeast across a semi-circular lawn and low streetside shrub mass to Old North Church in Boston. The lawn would also provide a serene and dignified setting for the World War II Veterans' Memorial.

An unobstructed view has been created from this location to Winthrop Square at the end of Park Street. From the north side of the plaza, the Bunker Hill Monument is visible up Main Street, offering a visual reference and an inducement to explore more of the surrounding community.

6.2 Alternative B Central Plaza with Archway
(Exhibit 11-12 - Appendix)

Under this alternative, the Great House representation has been relocated to the west side of the park allowing greater design flexibility and to buffer (somewhat) Rutherford Avenue traffic impacts on the park.

CBT

The Charlestown-bound pedestrian enters the park through a plaza partially surrounded by an arched masonry wall. The wall supports historic markers and is pierced by a central arch on the Bunker Hill Monument visual axis. Beyond the masonry arch and wing walls lies a dramatic central space surrounded by an urban "forest". A cut stone map with interpretive stations occupies the central space and orients the visitor to Charlestown's Revolutionary War heritage.

Narrow bench-lined walks open visual corridors in the "forest" and allow views of Old North Church, the masts of "Old Ironsides", and Winthrop Square. A minor plaza at the Main Street/City Square intersection creates a location for civic events, is an appropriate forecourt for the District Courthouse and provides a place of honor for the Veterans' Memorial.

6.3 Alternative C Bunker Hill Axis
(Exhibit 13-14 - Appendix)

Under this scheme, the park is sub-divided into smaller spaces by a strong south-north axis aligned with Main Street and the Bunker Hill Monument.

Traffic noise from bordering streets is buffered by a six-foot brick wall on the park's Rutherford Avenue and Chelsea Street edges. An opening in the wall marked by piers and free-standing columns announces the gateway to City Square and Charlestown. The visitor is drawn forward by the view of the Bunker Hill Monument and the wood trellis structure on one side of the walk.

The trellis which shades a row of benches, effectively breaks the park into several "rooms." The first room encountered is a quiet paved space near the Harvard Street entrance to the park. Surrounded by trees and lined with benches, the area is intended as a contemplative space; away from the principal pedestrian flows.

The walk which has been spatially compressed by trees and trellis just north of the gateway, suddenly expands into a large central plaza and lawn around the Great House site. The Great House is represented by a open post-and-beam frame in the 17th century vernacular erected over the location of the original cellar hole. The Breed House cellar hole remains are also reconstructed in an adjacent location.

CBT

Both structures could be the focus of interpretive exhibits without overwhelming the space; as would a complete reconstruction. A large lawn edged with shade trees completes the enclosure and invites the public onto a passive lawn area that is insulated from the surrounding streets.

A small paved plaza fronting Roughan Hall is defined by a grove of trees which also provides a soft dark background for the Veterans' Memorial.

6.4 Alternative D Formal Softscape
(Exhibit 15-16 - Appendix)

This alternative is characterized by a large rectangular lawn panel in the center of the park surrounded by a (minimum) double row of trees in a formal grid. The visitor enters the park through a semi-circle of ten foot granite columns and a large plaza of cut stone in a dramatic pattern. In combination with the narrow "waist" formed by double rows of trees, the plaza creates a strong gateway event.

From the gateway, the Bunker Hill Monument anchors the Main Street view corridor and is itself echoed in the form of the Veterans' Memorial at the north end of the park. The Great House interpretive site is a reconstruction of the brick-floored, stone-walled cellar hole in its approximate original position on the central lawn panel. Benches line the walkways surrounding the lawn and the enclosing tree grids are planted in raised lawn panels of their own. The Main Street corner of the park repeats, in modified form, the decorative paving of the entry plaza and is anchored by the World War Veterans' Memorial.

6.5 Alternative E Informal Softscape
(Exhibit 17-18 - Appendix)

Evocative of some elements of the Victorian park which existed on this site from about 1860 to 1910, this alternative is an informal arrangement of lawn and plaza, sun and shade, bench and walk.

CBT

A decorative "iron" fence between brick piers surrounds and encloses the park opening to form gateways at its north south and east corners.

Shade trees are planted in informal groves to create a fluid hierarchy of sunny open spaces and lightly shaded seating areas. Curvilinear walks surround a central elipse containing a stone outline of the Great House foundation. This trace, which is intended to be installed level with the adjacent lawn, might either be cut stone pavers or the original foundation stones. Interpretive stations might be installed on low granite bollards around the foundation.

The World War II Veterans' Memorial has been erected on a plaza at the Chelsea Street edge of the park. The decorative fence and shrub mass at the rear of the space creates a foil for the obelisk while allowing views into the park. The same low ledge which is planted in a gap in the forest grove allows an unobstructed view of Old North Church from the central lawn.

6.6 Alternative F Formal Asymmetry
(Exhibit 19-20 - Appendix)

The focus of this alternative is an interpretive exhibit encompassing the market square surrounding the Great House in the Pre-Revolutionary War era.

The southern gateway is a circular brick plaza around a central planter and enclosed by trees. The Veterans' Memorial is at the off-axis terminus of a short forested 'allee'. The small memorial plaza and trellis-shaded seating area is a "hinge" which turns the walk 90^{o} to the east.

After passing through another grove of trees, the pedestrian enters a large greensward punctuated by a few large shade trees. Located in what are believed to be their historic locations, are the foundation traces of the Great House, the Breed House and the other structures which formed the heart of the market square. Other flush-laid cut stone pavers outline the lot lines of these properties. Interpretive information carved into these stones could explain building patterns, commercial relationships, and spatial organization of the colonial village.

CBT

The large lawn would allow flexibility in organizing civic events and offer passive recreation opportunities in warm weather. The surrounding forest, which buffers the space from the street, has beeen pierced in locations corresponding to the approximate alignment of historic sheets. These openings allow the park user views of the marina and Old North Church.

6.7 Citizen Submissions

After the August 6, 1991 City Square Park Committee public meeting, the design team received two park design submissions from interested citizens.

a. Charlestown resident Carl Zellner designed a nearly symmetrical park surrounded by a fence and organized around a small central plaza (Exhibit 21 - Appendix). At the center of the plaza, a large medallion in the pavement is cast in the form of a six pointed star commemorating Charlestown's founding, its history, its skills, and pride.

   Radiating from the plaza, brick walks divide the park into different sections. At Main Street, a large paved plaza contains a representation of the Great House, space for a farmers' market, and an area intended for European-style large-scale chess matches.

   The park's east quadrant is an open lawn bisected by a walk and surrounded by trees. On the Rutherford Avenue side, trees and shrubs buffer traffic impacts and provide a backdrop for a seasonal flowers surrounding the Veterans' Memorial.

b. In his submitted design, (Exhibit 22 - Appendix) Charlestown resident, Ken Stone moved a reconstructed Great House representation to the Rutherford Avenue edge of the park and flanked it with a six-foot brick wall to reduce the impact of traffic noise on the park. Iron picket fencing, reminiscent of City Square's old Victorian park, surround the facility on its other three sides.

CBT

A central plaza, with benches at its perimeter, contains a plaque recalling key dates and persons in Charlestown's past. Paths radiating from this point, extend through cast-iron arches to Main Street, to the Paul Revere steps at the Chelsea Street gateway and to a small paved plaza for the Veterans' Memorial in a shaded grove east of the Great House site.

6.8 Agency Comments

Officials from the Mass. Dept. of Public Works (MDPW), the Dept. of Environmental Management (DEM), Boston Parks Dept. (BPD), Boston Landmarks Commission (BLC) and the Boston Dept. of the Environment (BDE) attended a park design interagency meeting on July 24, 1991 to review the six Schematic Approach Alternatives developed by the design team.

The Boston Parks and Recreation Dept. reiterated its concern about the lack of a maintenance fund associated with this project - given the public's desire for a water feature.

Mr. Stephen Collins, Community Liason Officer, noted that the public wanted to see the Paul Revere Steps given more emphasis. In the Preferred Alternative they should be made a prominent feature.

Mr. James Labeck, of the Boston Landmarks Commission, said that, if after the release of the Public Archeaology Lab Inc. Final Report, the BLC designates the Great House a historic landmark, treatment guidelines will probably be limited to the location outlined as the "artifact area" opposite the District Courthouse.

City Archaeologist, Steven Pendery felt Scheme E may be closest to a historically appropriate solution because the location and outline of the Great House foundation trace is all we can ascertain with any certainty.

City Square Park contains most of the land area of the historic market square. A delineation of the area could be developed with some interpretation of existing data. Lot lines are available. A forested enclosure around the foundation area as shown in alternative F would aid in establishing the spatial context of the 17th century market square. Rebecca Barnes (MDPW) agreed that interpretation of the entire market square could be the basis of a historic exhibit which would not overwhelm the park.

Department of Environmental Management Landscape Architect, Patrice Kish, asked the team to consider development of public art in the park. The piece does not have to be a free-standing object; but could be some facet of the park itself. Ms. Kish noted that the DEM, who will select the final designer for this this facility, is committed to inclusion of art in its projects.

The sense of the group was that, while many would modify some aspects of these alternatives, the six schemes represented a good range of Great House interpretations and spatial treatments and should be presented to the City Square Park Committee public meeting on August 6.

6.9 Public Reaction

The design team presented the six approach alternatives to the public at a City Square Park Committee meeting on August 6, 1991. In addition to the presentation boards used as visual aids, copies of the six plans and a description of the project history were distributed to the public. Residents were encouraged to comment on the alternatives, to mark-up the reduced plans and return them to the CA/T Community Relations Office.

a. Public Meeting Comments:

Comments heard at the public meeting included:

- Plans should acknowledge the Harvard Street/Park Street pedestrian travel route
- Park gateway at Rutherford Avenue/Chelsea Street intersection should be reoriented toward Charlestown Bridge rather than toward Rutherford Avenue
- Schemes lack adequate seating area
- Any masonry wall is both a security problem and a magnet for grafitti
- Suggest a more informal treatment of trees. A single dead tree in a grid looks like a missing tooth
- Too much pavement - make walks more narrow, prefer more lawn
- Spaces should be simple and flexible
- Trellis structure is too confining. Shade structure may be excessive for this climate
- Wall on Chelsea Street will separate park from Navy Yard
- Interpretative map might be good if smaller. One City Hall plaza is enough
- Representative of veterans group said his group would oppose siting of Veterans' Memorial on Chelsea Street

b. Written Comments

By August 19, written comments were received from 20 residents. The comments were recorded, positive and negative reactions to individual alternatives were tabulated as shown below:

Distribution of Favorable/Unfavorable Responses
Six CBT Alternatives: Alt. A-F
Carl Zellner (Charlestown Resident) Scheme: Alt 'Z'

Favorable	Acceptable	Unacceptable
E (7)	E (2)	F (3)
F (5)	D (2)	D (3)
'Z' (2)	C (2)	C (3)
B (1)		A (3)
		B (2)
		E (1)

Alternative E was clearly the concept with the highest favorable rating with this limited group of respondents. It's negative rating was also the lowest of the group.

Alternative F was also looked on favorably by a significant fraction of the responses. The negative rating of this concept however was also very high. The other schemes had only a few favorable ratings and generally high negatives.

CBT

While this survey is perhaps of limited statistical validity, it does underline the fact that certain elements in Alternative E (and to a lesser extent, Alt. F) have struck a responsive chord in some Charlestown residents. The design team felt that some variant of this concept or elements of it should be reflected in the group of three revised alternatives which were to be developed for the September 23, 1991 public meeting.

Some repeated phrases in citizens' responses

- simplicity/informality
- less pavement
- walkways should reflect pedestrian routes
- open grassy feel
- water fountain
- Victorian ambiance
- Great House response in foundation trace only
- buffer traffic impact at park edge
- surveillance from streets important - walls a problem
- benches should not become beds

7.0 Park Design Guidelines Selection

At the August 8, 1991 interagency meeting, agency representatives and the design team agreed that the community had not spoken with any degree of concensus on which of the six approach alternatives should be the basis for development of the Preferred Concept. In light of the this, discussions on what direction the design effort should take initially reflected the same lack of unity.

CBT

Some felt the team should issue the six alternatives with design intent annotation and public comments in a report intended for the future designer.

Others felt that six alternatives were too much of a range and would not provide sufficient guidance to the designer. Three revised alternatives were suggested.

The group ultimately agreed that the design team should generate park design guidelines based on a distillation of the public's verbal and written comments on the six alternatives. After agency review and revision, three schemes should be developed to illustrate the guidelines. The purpose of the guidelines is to present in a clear format planning objectives which have arisen during the programming, analysis, and schematic design phases. The guidelines are intended to highlight significant issues which must be addressed in order to develop a design solution which will satisfy an visually discriminating and articulate public. It is not the purpose of the guidelines to establish a design vocabulary of "appropriate" treatments or a visual style for the park. They should be written loosely encugh to allow the future designer considerable flexibility.

8.0 Recommended Design Guidelines for City Square Park

8.1 Theme

The park must be appropriate to the Charlestown context, an area rich in cultural and historic heritage and the site of many recently discovered historic artifacts. While the park area is commonly associated with important historical events, it is not the intention of Charlestown residents that the park be a tourist destination or a historic theme park. Residents have made clear their desire for a park that is both simple and appropriate for the scale of the neighborhood. If interpretation of historic artifacts is intended they felt that other locations would be more appropriate for such exhibits.

A number of comments were voiced requesting a design evocative of the Victorian park once occupying the space. Whatever its specific form, the park should be developed primarily as a neighborhood open space for local residents while reminding them of contributions made by their forbears during the formative years of the Commonwealth and the nation.

8.2 Gateway

The park is situated on the principal vehicular and pedestrian connection between downtown Boston and Charlestown. Because of this important location the park should serve as gateway to Charlestown, announcing to passersby the entrance to a distinct community. The gateway event may be as literal as post and lintel masonry or as subtle as clusters of flagpoles, distinctive pavement treatment or a void between masses of trees.

8.3 Noise Attenuation

Heavy vehicular traffic on both Chelsea Street and Rutherford Avenue are expected to have a major impact on the park. The park design should provide for the buffering of traffic noise (ideally) and visual impacts (at a minimum). The barrier may be as substantial as a masonry wall or may simply provide psychological relief to park users by masking noise with the sound of falling water or by visually screening the source of

the noise (see security). Charlestown residents expressed concern however that a physical noise barrier (wall) might be a source of security problems or a "canvas" for graffitti artists.

Some suggested a low planted berm near the street and a park interior whose surface grade is depressed to provide some buffering of traffic noise for park uses.

CBT

8.4 Security

The park design should contribute to an overall sense of safety and security on the part of park users and neighborhood residents. There should be no places in the park which could be used as hiding places or gathering places which facilitate undesirable activities. Police Department personnel have expressed concern about walls or opaque fences screening any part of the park from the street. All parts of the park should be open to visual surveillance from the surrounding streets (see Lighting).

The park may be surrounded with a fence appropriate to the neighborhood and historical context. Provisions for lockable gates may be provided if the responsible agency agrees to provide a staff person to open and close the gates in the morning and evening.

8.5 Lighting

Lighting directly affects the nightime quality of the space. Lighting should provide a sense of security for the park user, establish a psychological mood and provide a "sense of place."

Lighting should be adequate to eliminate dark areas and allow surveillance by security officials. Lights should be of a height (max. ht. 15') and spacing to enhance pedestrian scale and activity.

General Standards

1. Light fixtures should not obstruct any pedestrian walkway or sidewalks.

2. "Cobra-head" pole lights should not be used.

3. Fixtures should be vandal-resistant, readily available and easy to maintain. The daytime silhouettte of the fixture should be appropriate to the park theme. Fixtures should conform to Boston DPW standards.

4. Fluorescent, high-pressure sodium, or low-pressure sodium luminaires should not be used.

5. All luminaires should be a full spectrum light source such as metal halide. The nature of the light shall be such that colors are rendered naturally.

6. Techniques should be employed to control and reduce glare. These may include diffusers, refractors and shielding.

7. Light fixtures should avoid light wash and glare intrusion onto neighboring properties and roadways.

8. Incandescent luminaires should only be used as accent lighting.

9. Wherever a pedestrian walkway intersects a street, increased illumination should be provided for pedestrian safety.

10. Steps or dramatic change in grade should have an illumination of 11 lux/1.0 fc. to provide for pedestrian safety.

11. Wherever a pedestrian walkway passes underneath a landscape structure, an illumination of 40 lux/5 fc. should be provided to ensure pedestrian safety.

12. Minimum walkway illumination of 5 lux/.5 fc. should be provided along all park walkways.

8.6 Accessibility

The park should be designed to be both physically and visually accessible to the public both internally and from the surrounding streets through the use of a barrier free design approach. Compliance with American National Standards Institute (ANSI) "Handicap Design Standards" A117.1 1980 is mandatory.

Park walkway alignment should reflect existing pedestrian traffic patterns. The community expressed a desire for paving materials that are safe and easy to traverse. Residents also recommended site furnishings such as plantings, posts and chain benches and other elements be used to influence pedestrian movement in and through the park.

CBT

8.7 Significant View Corridors

The City Square Park area is at the terminus of several important visual corridors with historic significance. Recognizing that protection of the entirety of some of these corridors is beyond the scope of the park design contract, these axes should be incorporated within the design of the park:

view to Old North Church
view to Bunker Hill Monument
view to Winthrop Square/Training Field
view to waterfront and "Constitution" masts
Main Street axis

8.8 Edge Response

The park should exhibit an appropriate response to its surroundings and neighborhood. This may include acknowledging surrounding building materials in the park or extending park floorscape into the Main Street/City Square intersection (coordinate with Boston Department of Public Works).

8.9 Historic Artifacts

The City Square area was the original location of several historic artifacts and memorials. These include the Paul Revere Steps (which record the point where Paul Revere is believed to have first stepped ashore in Charlestown), the World War II Veterans Memorial and the foundation stones of the Great House, the first seat of government in colonial Charlestown.

These artifacts will be sited in the redesigned City Square Park.

The exact disposition of the Great House foundation is not known at this time and must await the landmark designation decision of the Boston Landmark Commission and the permission of Mass Department of Public Works. At a minimum, the location of the historic Great House site should be recorded as a trace on the park's ground plane. Enough design flexibility should be retained to allow for interpretation of other existing historic foundations.

CBT

It should be noted that veterans' groups have expressed strong opinions on what they feel are inappropriate locations for the World War II Veterans' Memorial. A "backwater" location, away from pedestrian activity zones or a site which turns its back on the park are not likely to be considered appropriate settings for the memorial. Objections were not heard to memorial locations shown in Alternatives G, H, and I.

8.10 Landscape Character

The citizens of Charlestown have made clear in several public meetings and in their response to a program questionnaire their desire for a softscape park. The park should be a predominantly passive, green, open space of sunny lawns alternating with shaded seating areas. Residents objected to formal treatment of tree plantings, feeling the loss of a single tree in a formal arrangement would significantly damage the overall concept. They preferred informal treatment of all plantings.

Hard-surfaced walks and plazas should be as required to allow circulation, pedestrian interaction and to provide a civic gathering place near the courthouse. No active recreation or sport activity is desired.

8.11 Micro-Climate

The park should provide a variety of micro-climates which vary over the course of the day and the season. Micro-climate factors include sun, shade and wind. Seating should be provided in both sunny and shady areas. Attention should be paid to opportunities to create "sunpockets" which will extend the comfortable outdoor sitting season.

8.12 Pavement

Pavement should be a durable, easy to maintain surface providing the park with detail, scale, and color.

General Standards

1. Pavement materials and pavement pattern should be consistent throughout the park.

CBT

2. Pavement materials should be concrete pavers, brick pavers, or granite. The use of a combination of colors, shapes or materials is encouraged. A limit of three complementary colors, shapes or materials is recommended.

3. Special insignias, patterns, or emblems may be allowed upon review by the agency responsible for park maintenance. These could be developed as maps, historic boundaries, compass, historic or cultural emblems, and could be commissioned works of art.

4. The pavement shall be finished to provide a comfortable, even, non-slip walking surface.

5. Paving materials should have documented resistance to standard de-icing chemicals.

8.13 Plant Material

Plant materials should be sturdy, not subject to storm damage, hardy (zone 5), drought tolerant, appropriate in scale at maturity, moderate in growth rate (no annual pruning), and should have no hazardous parts (poisonous fruit, thorns).

Landscape Standards

1. All plant materials should conform to the American Nurserymen's Standards for quality and hardiness and should be approved by the City of Boston Tree Warden.

2. Evergreen trees are not to be planted where they may obstruct surveillance from the street.

3. Flowering shrubs, evergreen shrubs and groundcovers should be used in appropriate areas.

8.14 Site Furniture

Site furniture such as benches, trash receptacles, bollards, flagpoles, drinking fountains, seating walls interpretive stations should be sturdy, vandal resistant, easy to fabricate, maintain, and replace, and be of a character appropriate to the neighborhood and nearby street treatment.

CBT

Seating Requirement

1. In order to fulfill its function as a place of public recreation and interaction, adequate seating areas should be developed. One linear foot of seating should be included for every 50 square feet of hard surface (200 LF minimum). Police Department personnel have requested that seating be designed to prevent sleeping.

Bollards

1. Bollards should be used in areas where the safety of the pedestrian is an issue. Bollards may be made of iron, precast concrete or granite. The size and material should relate directly to the safety needs of the pedestrian. Style should be appropriate to the overall park context.

Tree Grates

1. Tree grates should be cast iron and should be consistent throughout the park.

2. Grates placed along streets should match those that are already installed in the adjacent street.

Flags, pennants and kiosks may be included in the park. They should be both vandal resistant and complement the overall park context.

8.15 Water Features

Charlestown residents have in numerous meetings expressed a strong desire for the inclusion of a water feature in the park. Water can provide visual interest, can mask street noise, provide textural

delight and psychological relief from summer heat. Commensurate with appropriate capital and maintenance expenditures, water should have a place in the park. The responsible agency will, however, need assistance in the extraordinary expense involved in a recirculating fountain designed in accordance with Boston Water and Sewer Department water conservation regulations. A well-planned preventive maintenance program and the establishment of an endowment fund are fundamental prerequisites to developing a water feature.

The water feature should be easy to maintain, appropriate for all ages and should not be a safety issue for children. The community requested, at a minimum, that the designer incorporate a flexible element in the park which could later be developed as a fountain should funds become available.

8.16 Maintenance

The park shall not require any unusual maintenance procedures or techniques. Materials should be easy to maintain/replace with "off the shelf" components.

Trash receptacles should have minimum 30-gallon inserts and should be located at walkway intersections, at park entrys, and near seating areas.

Irrigation should be provided. In addition, 3/4" hose bibs should be located 150' apart (max.). A plan for the yearly and long-term maintenance of the system should be developed and implemented.

The park design should be reviewed during the Design Development Phase by the maintenance supervisor of the responsible agency for "maintainability."

A yearly maintenance plan for the entire park should be developed in close co-ordination with the maintenance supervisor of the reponsible agency. Maintenance contracts and extended establishment periods should be included as part of the contract document package. The surrounding development parcels should be explored as possible source of future park maintenance linkage payments.

8.17 Public Art

The community has expressed the desire that an artist or arts consultant be retained as a subconsultant to the design consultant to oversee the development of public art in the park. Art can be expressed or incorporated in any aspect of the park design.

CBT

9.0 Illustrative Design Plans

Using the Park Design Guidelines as a frame of reference, the design team developed three revised plans incorporating community and agency comments. These plans were intended as illustrative not definitive concepts.

9.1 Alternative G
(Exhibit 23-24 - Appendix)

The design intent of this scheme is to recreate the ambience, if not the exact form, of the historic park that occupied City Square in the last decades of the 19th century.

The park is organized around a water fountain and pool in the center of a circular plaza. The plaza also creates a setting for interpretation of the Great House foundation (shown in trace form) and surrounding archaeological sites. Seating is provided by park benches lining the plaza perimeter.

A wrought iron fence with brick piers reinforces the traditional park image and a gently curving void between masses of trees forms the park gateway on the Rutherford Avenue/Chelsea Street intersection approach to Charlestown.

Views of Old North Church from the fountain plaza are enframed by the pillars of the Paul Revere Steps at the Chelsea Street sidewalk. The reverse view into the park is framed by low shrub masses on both sides of the Revere Steps. The civic plaza at the foot of Main Street provides both a setting for the Veterans' Memorial and a gateway to the park for the Boston-bound pedestrian.

9.2 Alternative H
(Exhibit 25-26 - Appendix)

The design intent of this alternative is to develop a strong plan which will be legible to the eye-level viewer and would still encompass the program elements and community values stated earlier. An opening between two tree masses and an interpretive/commemorative medallion in the entry plaza forms the Rutherford Avenue/Chelsea Street intersection gateway to the park.

The central lawn is a circular grass panel surrounded by seasonal plantings, a walkway and a ring of park benches. At one end of the central lawn is a wood shade structure and at the other end is the Veterans' Memorial in the center of the park. A fountain at the Roughan Hall side of the park is the central feature of the civic plaza and is the southern terminus of the Main Street view corridor. At the park's pedestrian "cross road" is the Great House interpretative exhibit.

CBT

This space has been planned with the flexibility to allow interpretation of some of the other uncovered foundations. The Paul Revere Steps on Chelsea Street mark the approximate point on the Revolutionary Era shore of Charlestown where Paul Revere began his historic ride.

9.3 Alternative I
(Exhibit 27-28 - Appendix)

The design intent of this alternative is to maximize the amount of informal open space, create a variety of micro-climates for park users and to provide flexibility for interpretation of the Great House foundation.

The Paul Revere Steps form the Rutherford Avenue/Chelsea Street gateway to the park. The Bunker Hill Monument view is reinforced for the Charlestown-bound pedestrian by the central lawn and the Veterans' Memorial on the Main Street plaza which echoes the monument form.

Bollards add visual interst and texture to the Harvard and Main Street entry plazas. Views to Old North Church and the Training Ground from the park interior are created by openings in the "forest". Benches are provided at intervals along the edge of the ellipse.

9.4 Public Response

The three revised concepts were presented to the public at a City Square Park Committee meeting on September 25, 1991. Public comments heard after the presentation tended to concentrate on details within the park design rather than broad conceptual issues.

- Vertical surfaces should not be located where graffiti "artists" will have an opportunity to work on them
- All parts of park should be visible from street
- Tree plantings should be informal
- Grade manipulation (berms) should be studied as a sound mitigation device
- Small park should emphasize simplicity
- Small posts and chains as in Public Garden to control pedestrians
- Vandal resistance should be emphasized
- Park should be easily maintained with commonly available components
- Lights should meet Boston DPW standards
- Plan should be flexible enough to allow interpretation of other foundations
- Great House interpretation exhibit should not look as if it is incidental to overall design
- Interpretative panels should be associated with both Paul Revere Steps and Veterans' Memorial
- Site furnishings and details should complement surrounding streetscape development.
- Benches should not allow one to stretch out.

10.0 Conclusions

The design team developed Design Guidelines with three Illustrative Design Plans for City Square Park in part, because the community did not appear to overwhelmingly favor any one of the original six Design Concept Alternatives. At least as important a consideration was the desire to avoid giving the public the impression that a single Preferred Design Concept would represent the final form of the park. The MDPW and the design team attempted to make Charlestown residents aware that these three plans were intended as graphic illustrations of the park design guidelines and are not considered to be definitive park designs.

In order for the park design to proceed, some outstanding questions should be resolved:

- The Great House site historic landmark petition is an unresolved issue which may have a significant and unknown impact on the form of the park.
- Design guidelines for the six development parcels will determine whether some key program elements such as view corridors remain viable influences on the final park design.
- The agency ultimately responsible for park ownership remains to be determined. The park design should be developed in close coordination with that agency's standard maintenance practices.

The park design process is probably not more than one third complete and will be continued. The Department of Environmental Management will shortly begin the designer selection process for the Design Development Phase of this project. Another design team will follow and the public participation process will continue. That design team will use this report as a foundation for developing and finalizing the design for City Square Park.

The Park Design Guidelines and Final Report represent the principal legacy of this team to the future designer.

References

Historical

1. A Brief History of Early Charlestown and The Great House, Carl Zellner, 1991.

2. Charlestown's City Square - A Topographical History, Central Transportation Planning Staff, 1982.

3. The Charlestown House Tour, The Charlestown Preservation Society, 1981.

Archaeology

4. Digging in Charlestown - Archaeology: Why? How? When?, North Area/Central Artery Project, 1980.

Community Participation

5. Central Artery/North Area - Final Report, Louis Berger and Associates, 1982.

6. Guidelines for Restoring the Townscape of Charlestown, CBT/Childs Bertman Tseckares & Casendino, Inc., 1986.

Acknowledgements

The design team wishes to express its gratitude to all who have participated so energetically in support of this project. They are too numerous to mention here. However, special mention should be made of the following organizations and individuals who provided historic background information, technical advice, and community-based input over the course of this project phase.

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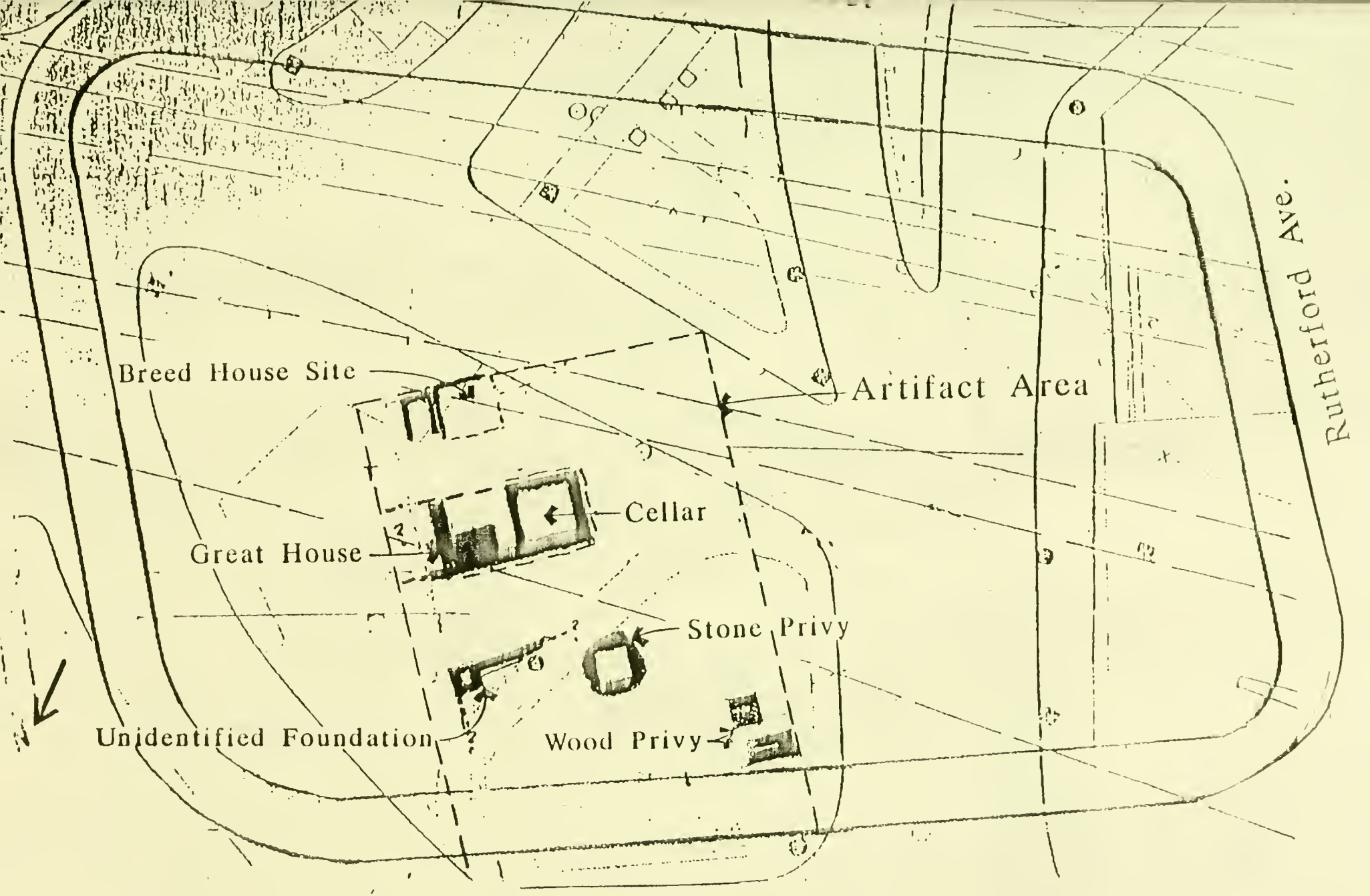
Patrice Kish	Mass. Dept. of Environmental Management
James Labeck	Boston Landmarks Commission
Justine Liff	Director of Development, Boston Parks Dept.
William Lindemulder	Urban Design Manager - CA/T
Beatrice Nessen	Project Engineer - CA/T
Steven Pendery	City Archaeologist
Peter Smith	Central Artery Community Planning
Rebecca Sovetts	CBT/Childs Bertman Tseckares
Ken Stone	Chairman, City Square Park Committee
Annette Tecce	City Square Park Committee

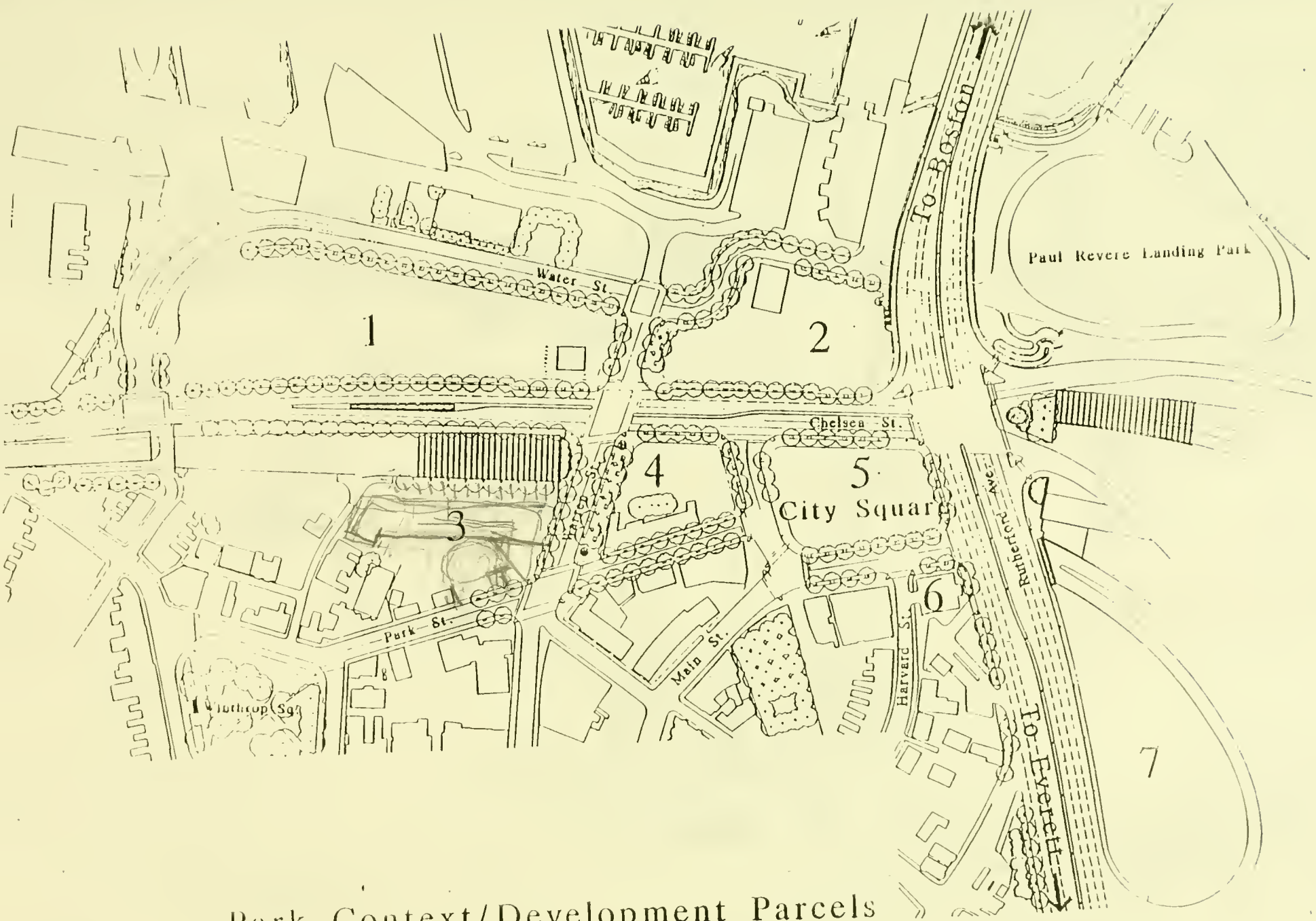
Appendix

CBT

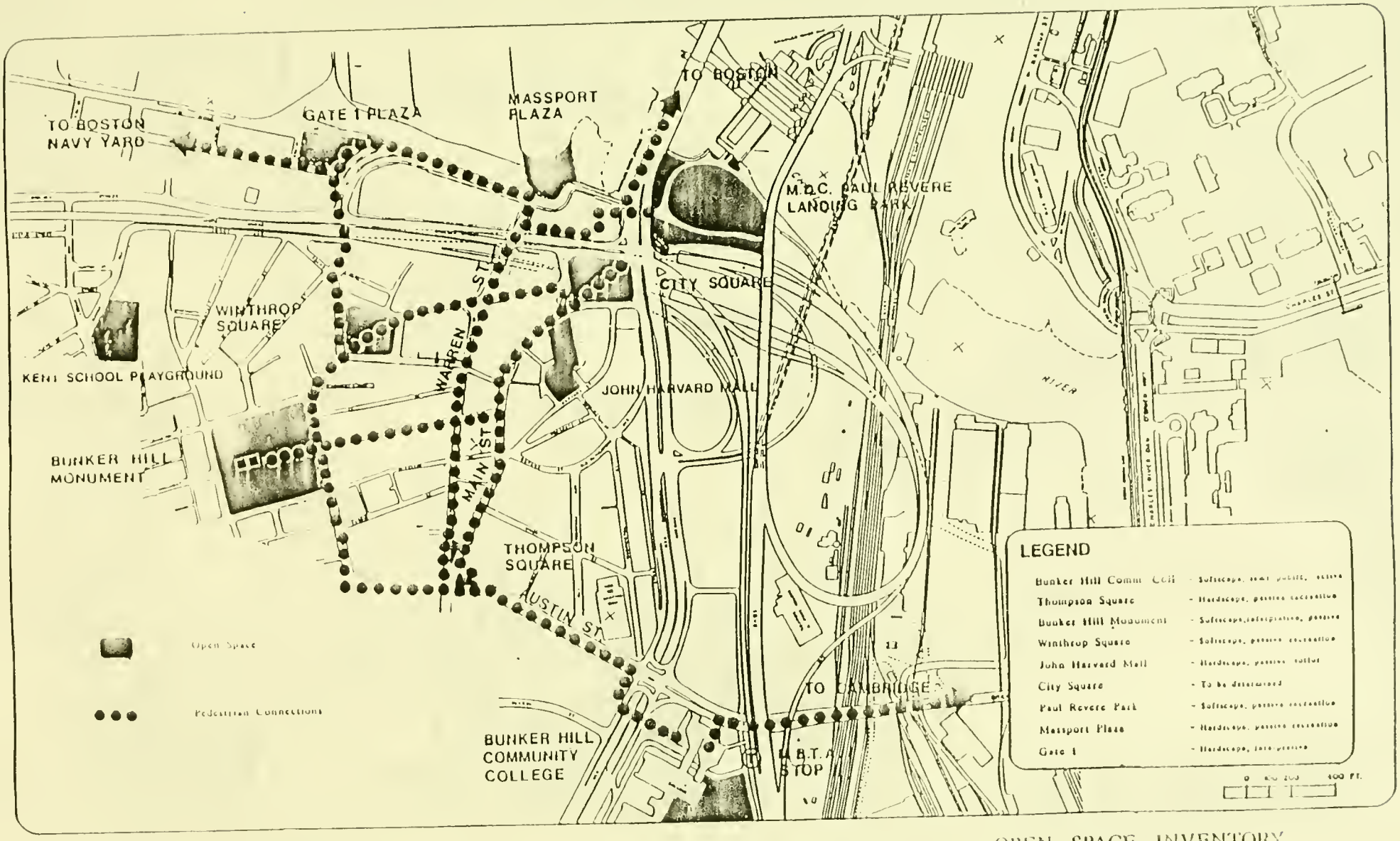


City Square Archaeology

Exhibit 1



Park Context/Development Parcels

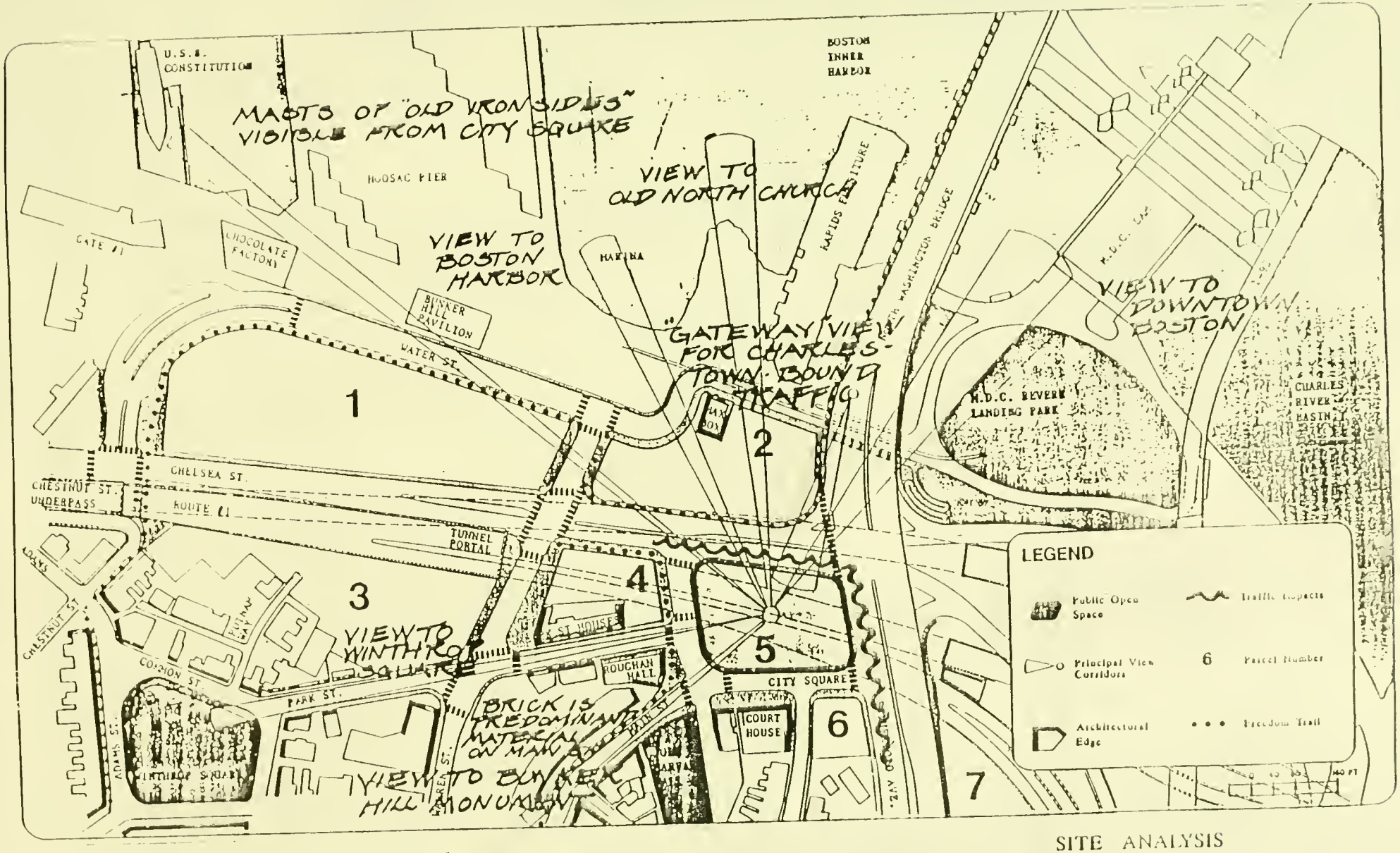


CITY SQUARE PARK

Charlestown, MA

OPEN SPACE INVENTORY

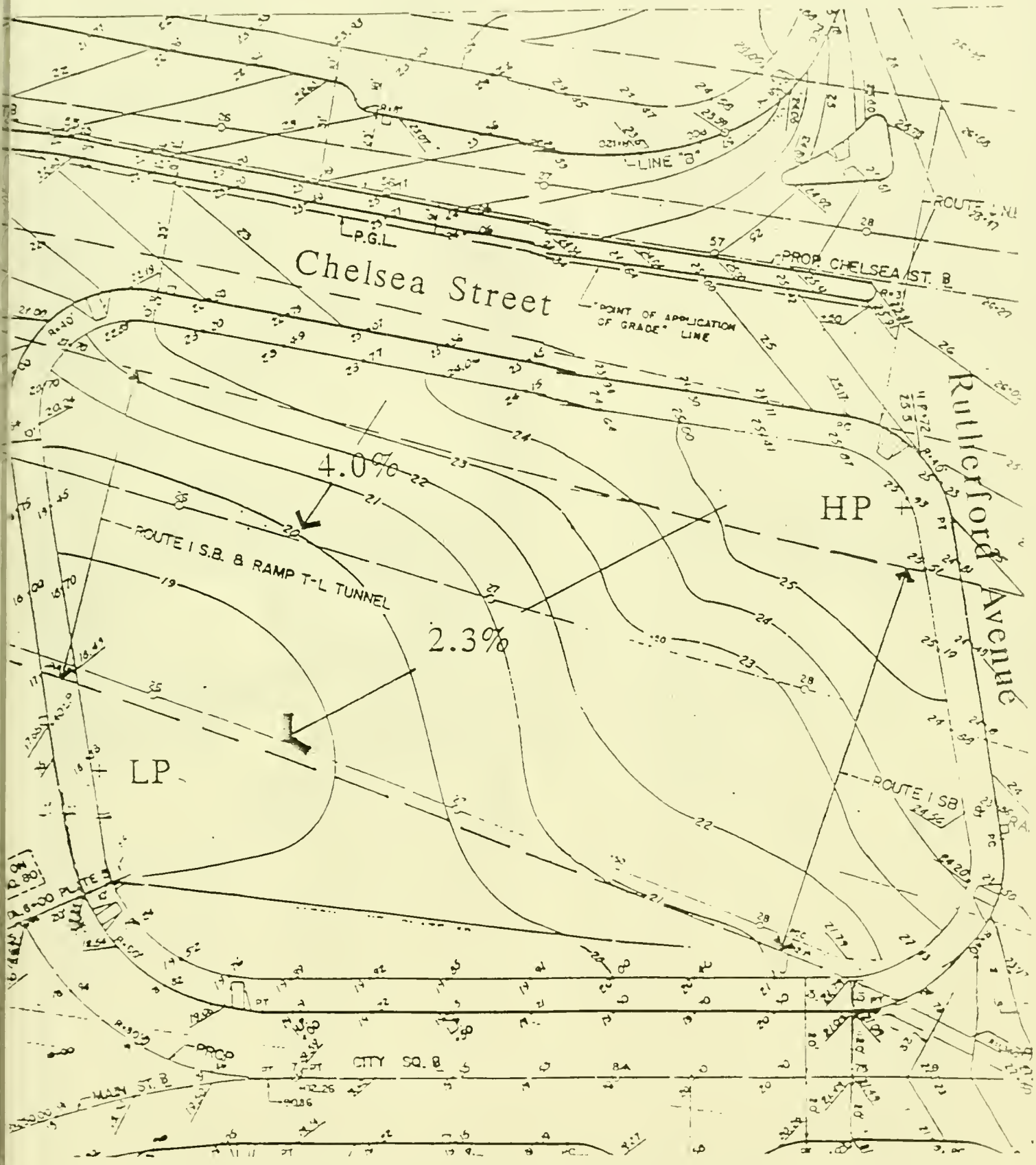
Exhibit 3



CITY SQUARE PARK

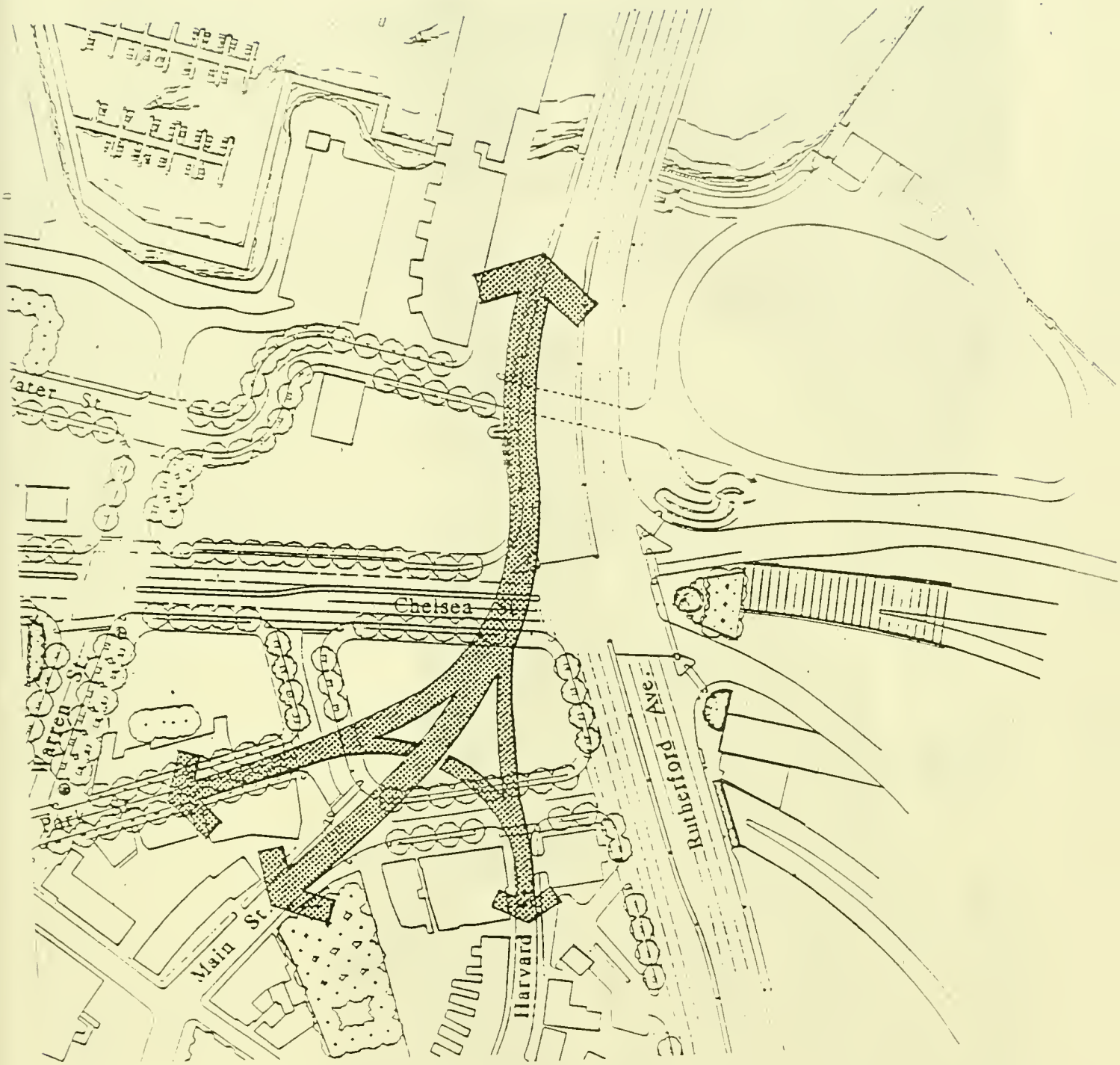
Charlestown, MA

SITE ANALYSIS



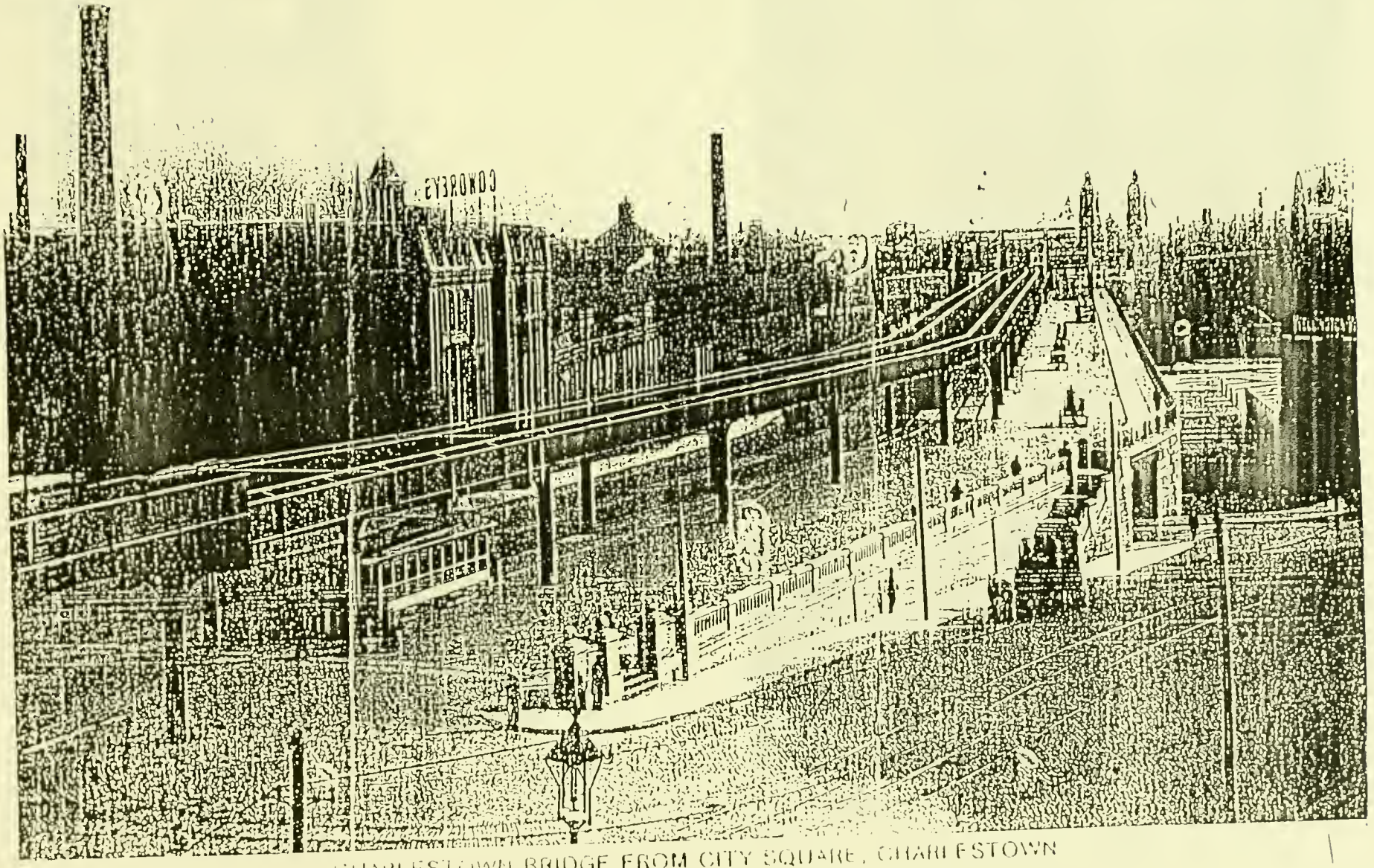
Post-Highway Construction Grading

Exhibit 5



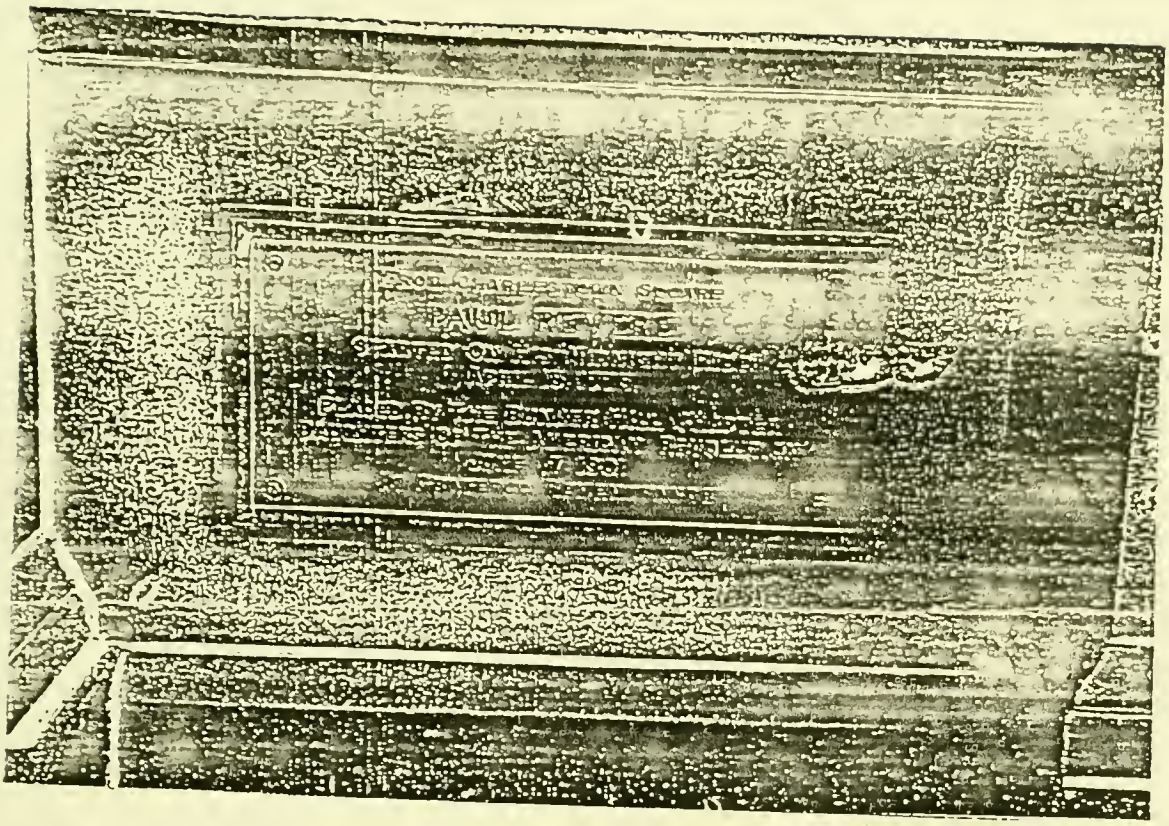
Pedestrian Traffic

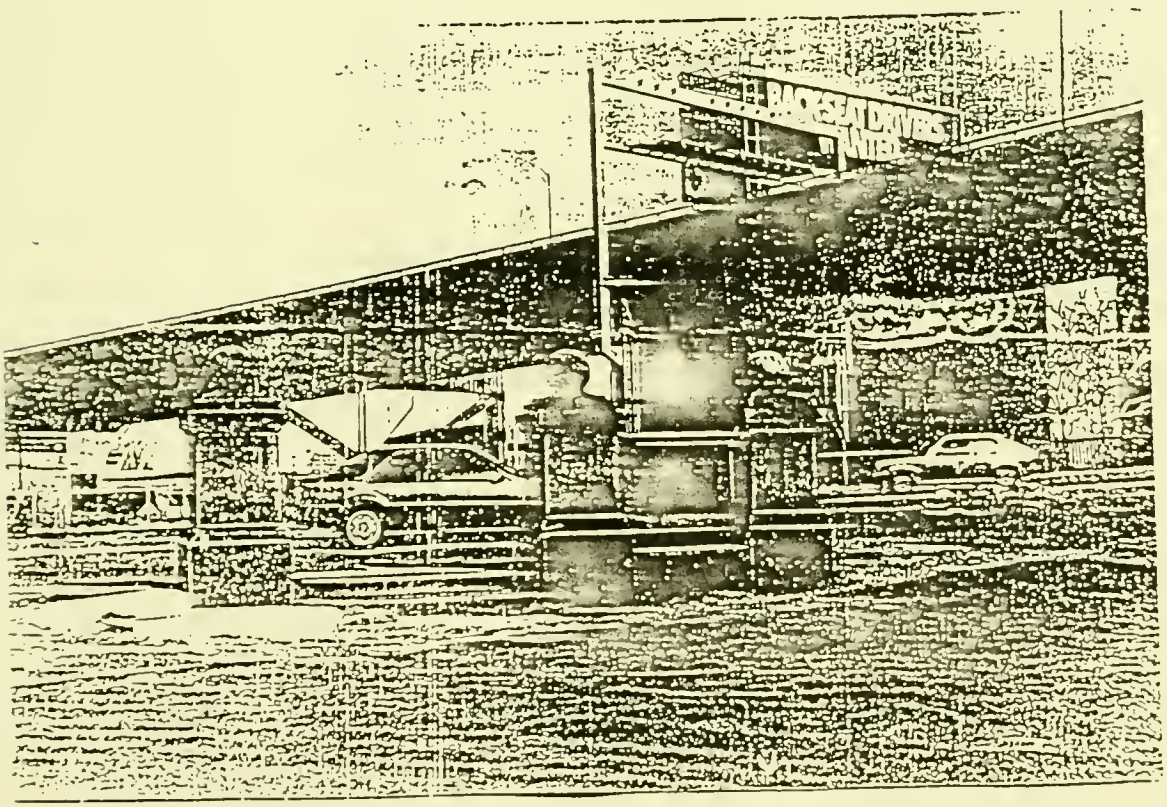
Exhibit 6



CHARLESTOWN BRIDGE FROM CITY SQUARE, CHARLESTOWN

Paul Revere Steps





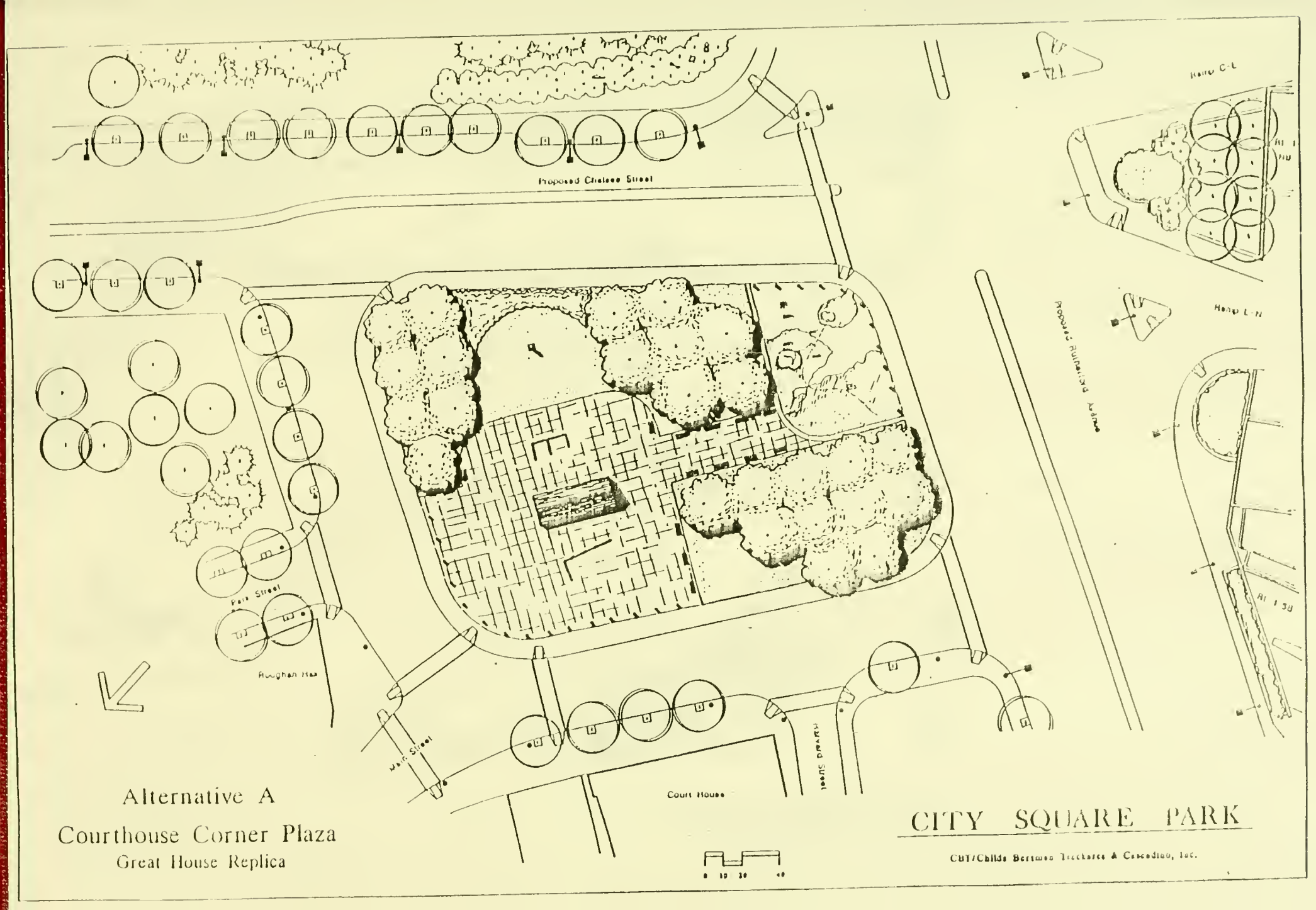
Paul Revere Steps

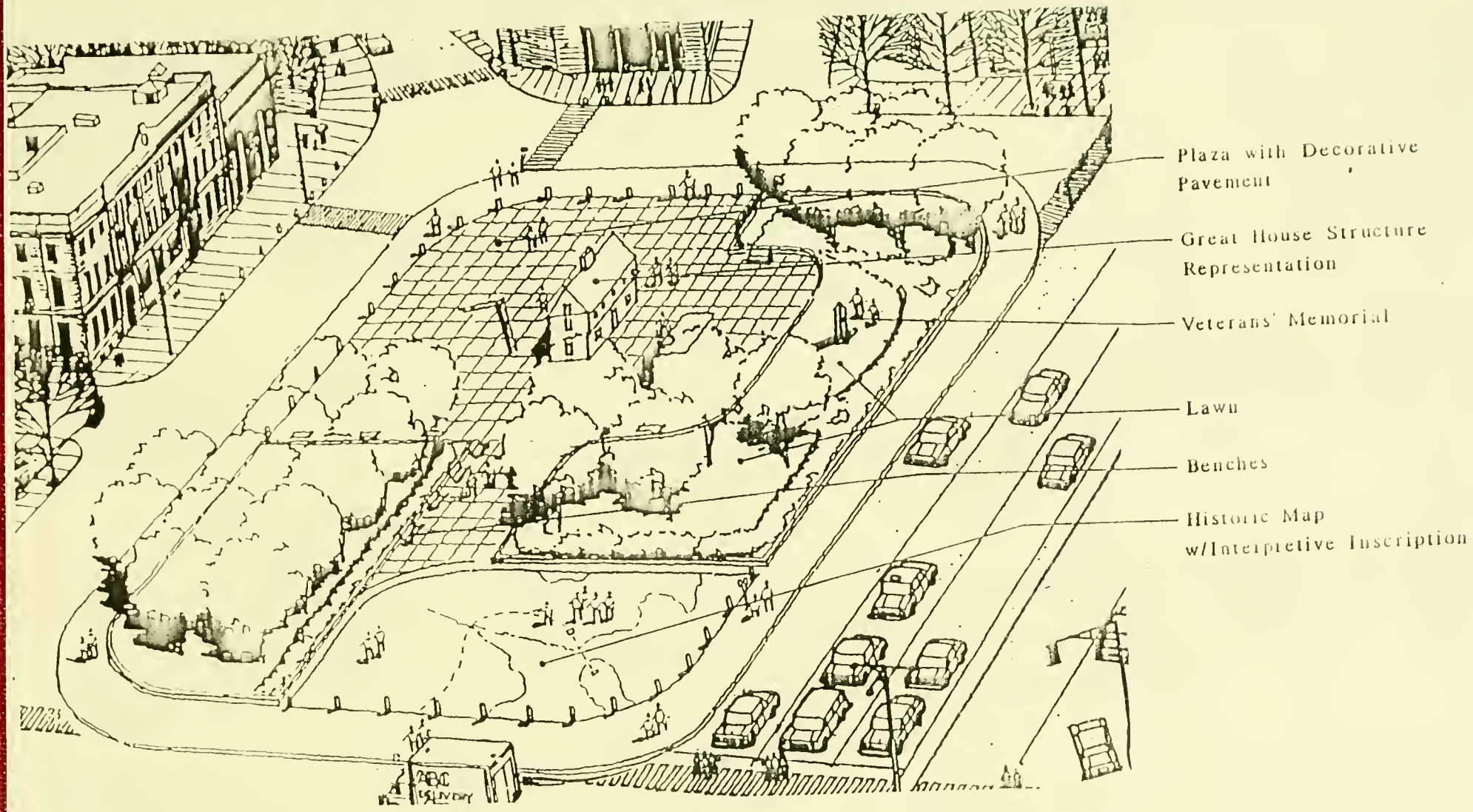
Exhibit 8

CITY SQUARE PARK PROGRAM

- $4,000,000 construction budget (+$500,000 fees and administration - DEM)
- Public open space
- Gateway to Charlestown/Boston
- Link community to waterfront and Paul Revere Park
- Foreground/setting for Courthouse/Roughan Hall/John Harvard Mall
- Buffer noise and visual aspects of Chelsea St. and Rutherford Avenue traffic
- Passive recreation (no organized sports)
- Soft, green space
- Hard space
- Emphasize Main Street axis
- Great House - Opportunities for interpretive activities
  - Archaeological artifacts/archives, etc.
- Security and surveillance important
- Lighting as required (decorative and security)
- Monument and artifacts
- Artwork opportunities
- Accommodate/acknowledge Freedom Trail
- Awareness and response to future development on parcels and streets

Exhibit 30


Proposed Chelsea Street
Pine Street
Vaughan Way
Main Street
Court House
Proposed Richmond Avenue
Alternative A
Courthouse Corner Plaza
Great House Replica
CITY SQUARE PARK
CUT/Childs Bertman Tseckares & Casendino, Inc.



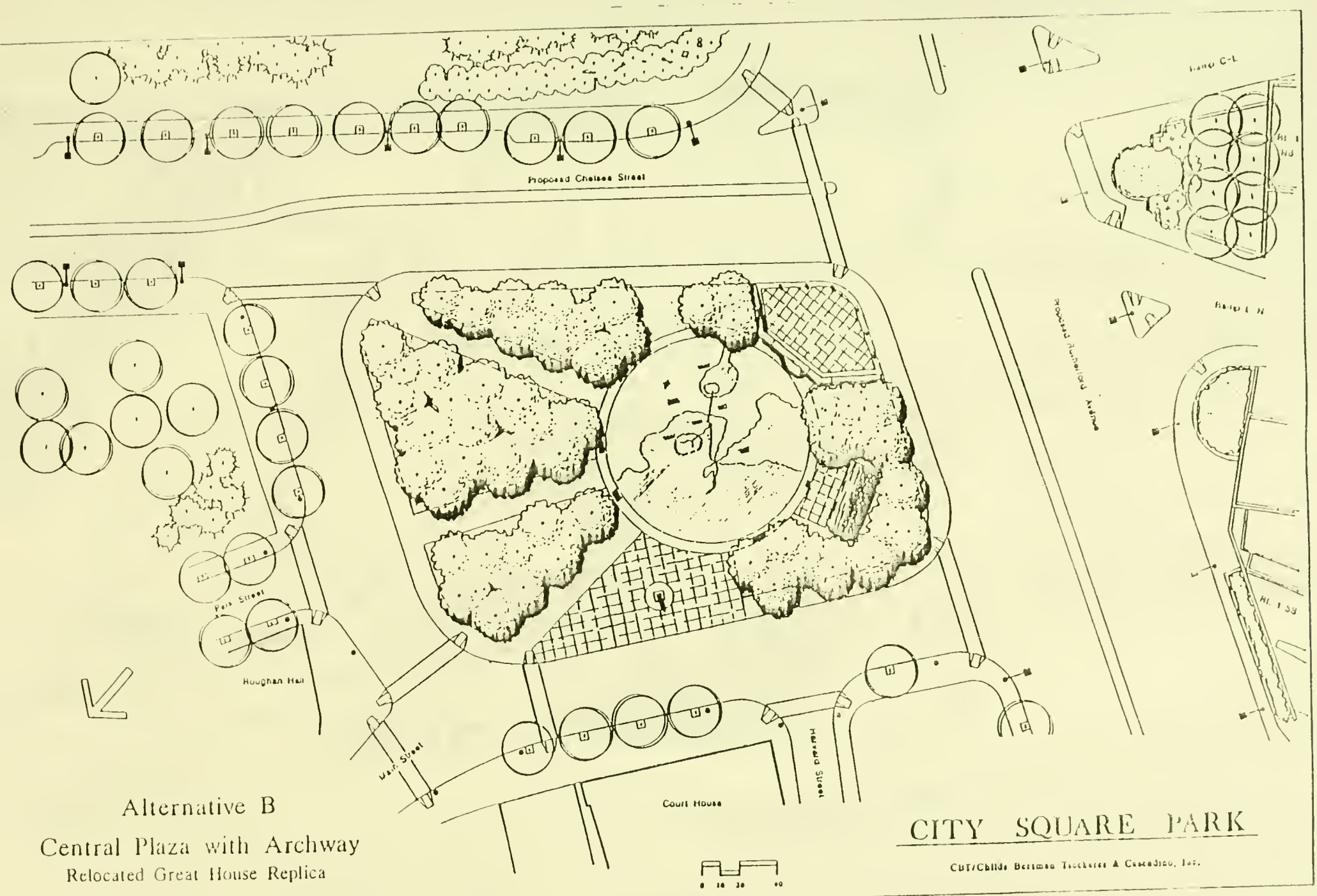
Alternative A

Courthouse Corner Plaza

Great House Replica

CITY SQUARE PARK

CBT/Childs Bertman Tseckares & Casendino, Inc.



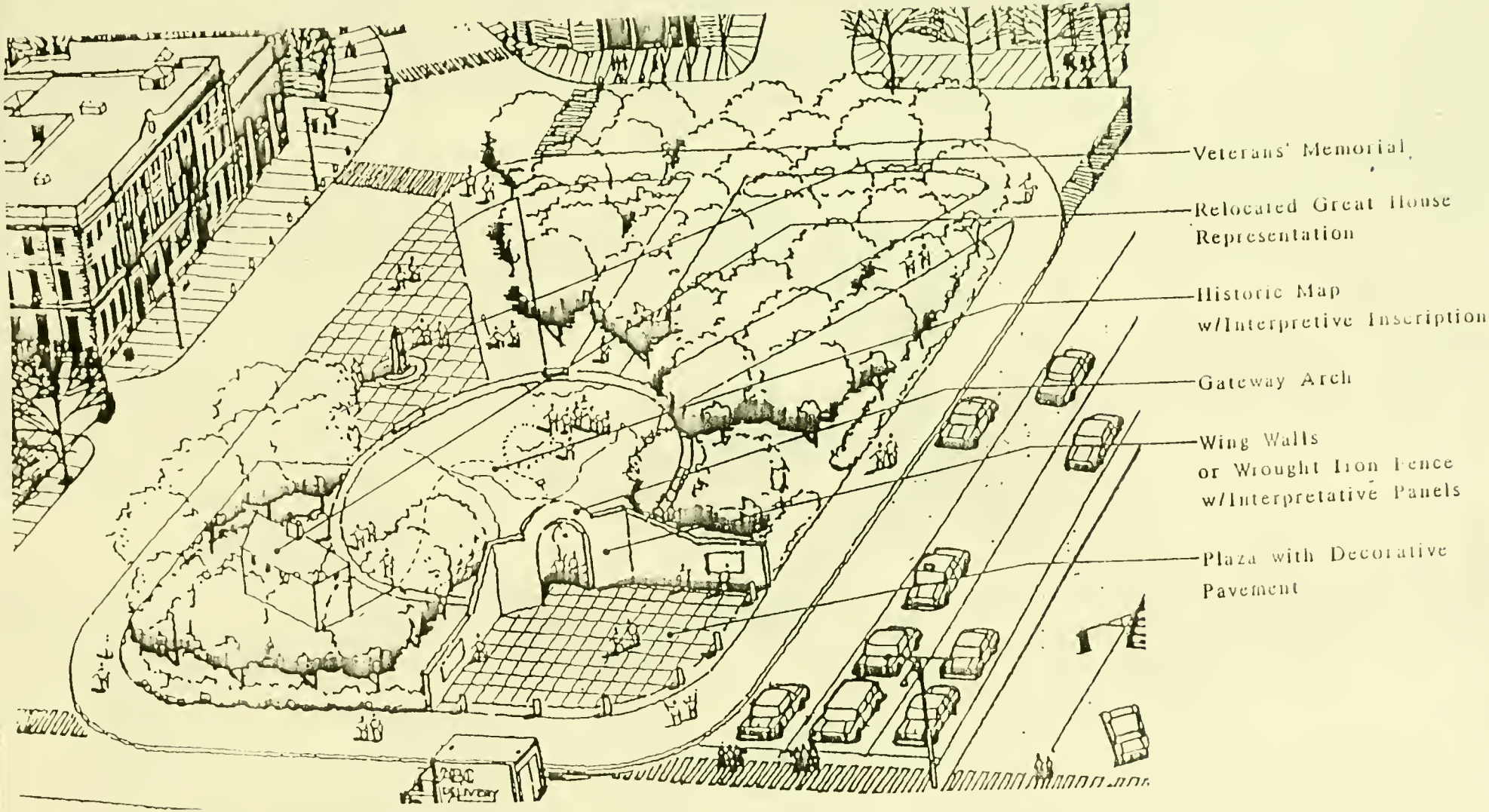
Alternative B

Central Plaza with Archway

Relocated Great House Replica

CITY SQUARE PARK

CDT/Childs Bertman Tseckares & Casendino, Inc.


Veterans' Memorial
Relocated Great House Representation
Historic Map w/Interpretive Inscription
Gateway Arch
Wing Walls or Wrought Iron Fence w/Interpretative Panels
Plaza with Decorative Pavement

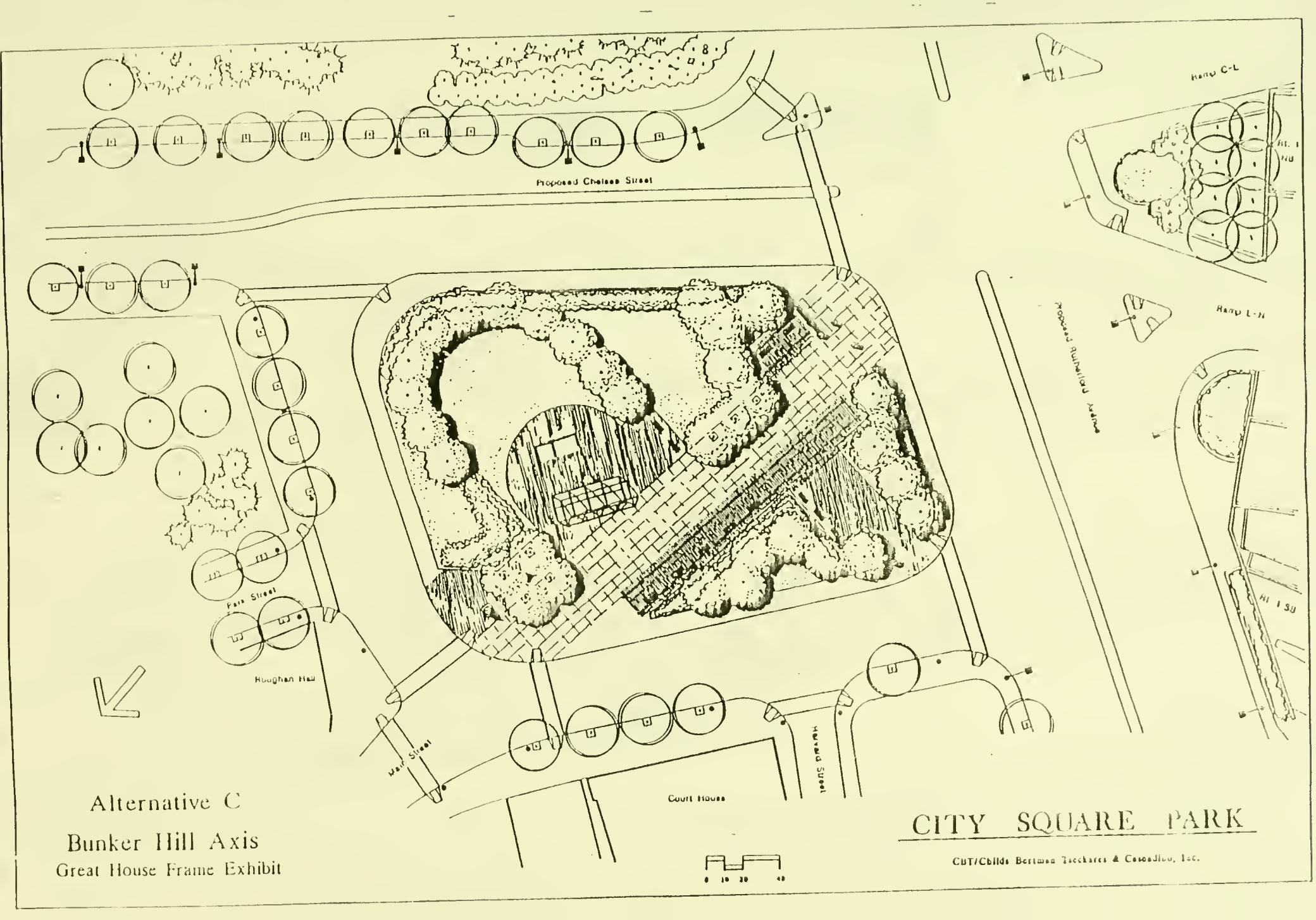
Alternative B

Central Plaza with Archway

Relocated Great House Replica

CITY SQUARE PARK

CBT/Childs Bertman Tseckares & Casendino, Inc.



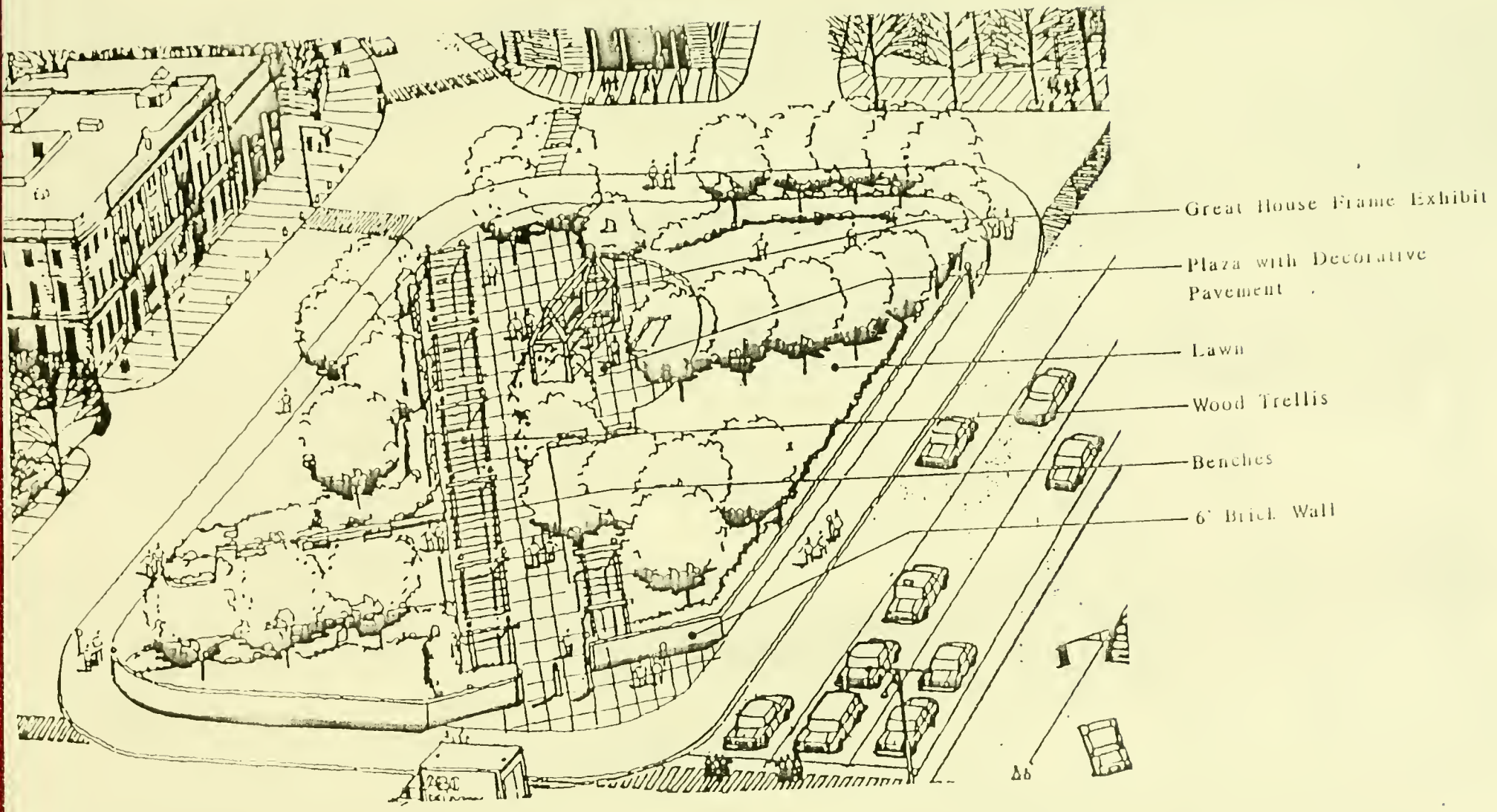
Alternative C

Bunker Hill Axis

Great House Frame Exhibit

CITY SQUARE PARK

CUT/Childs Bertman Tseckares & Casendino, Inc.



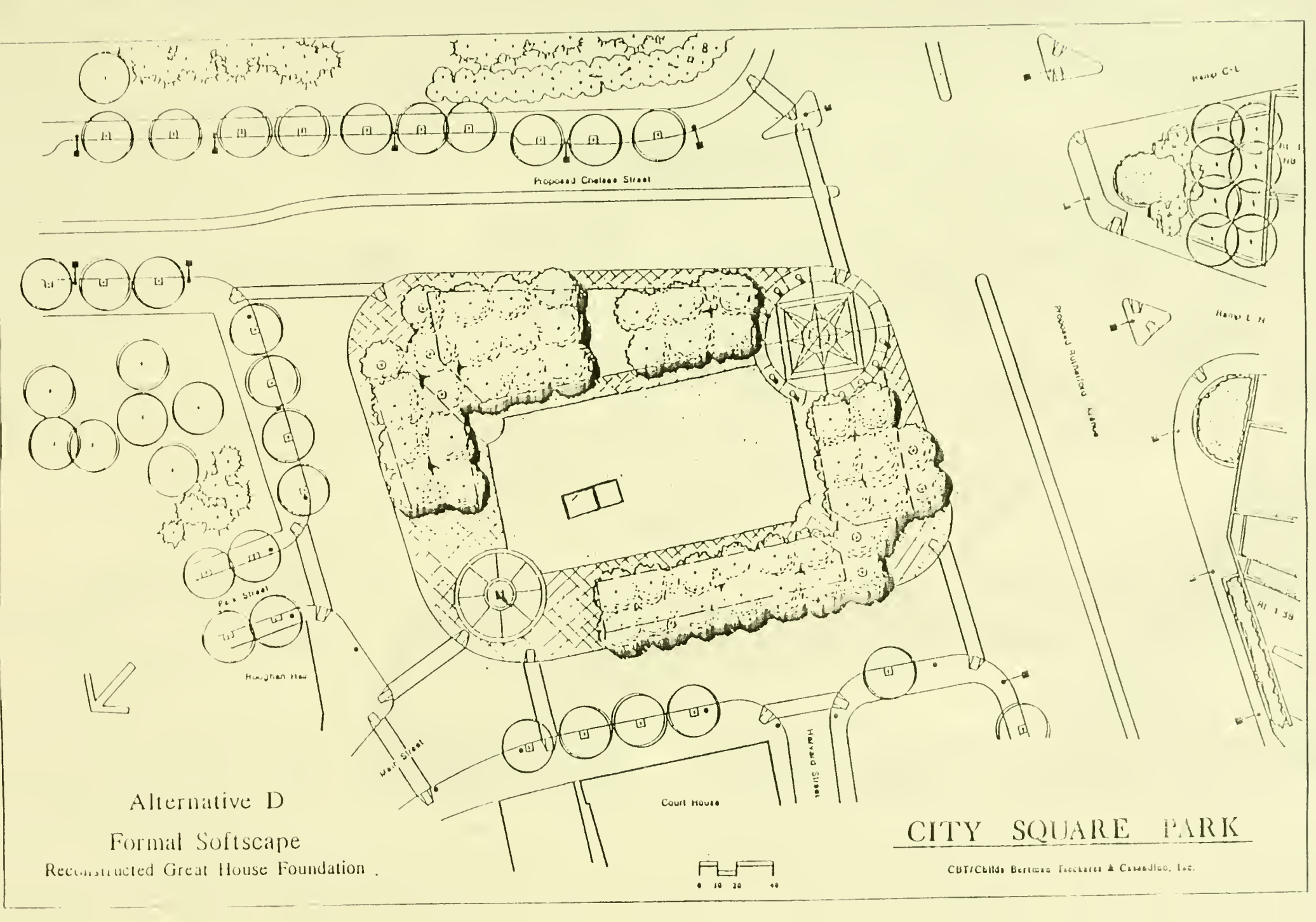
Alternative C

Bunker Hill Axis

Great House Frame Exhibit

CITY SQUARE PARK

Exhibit 14



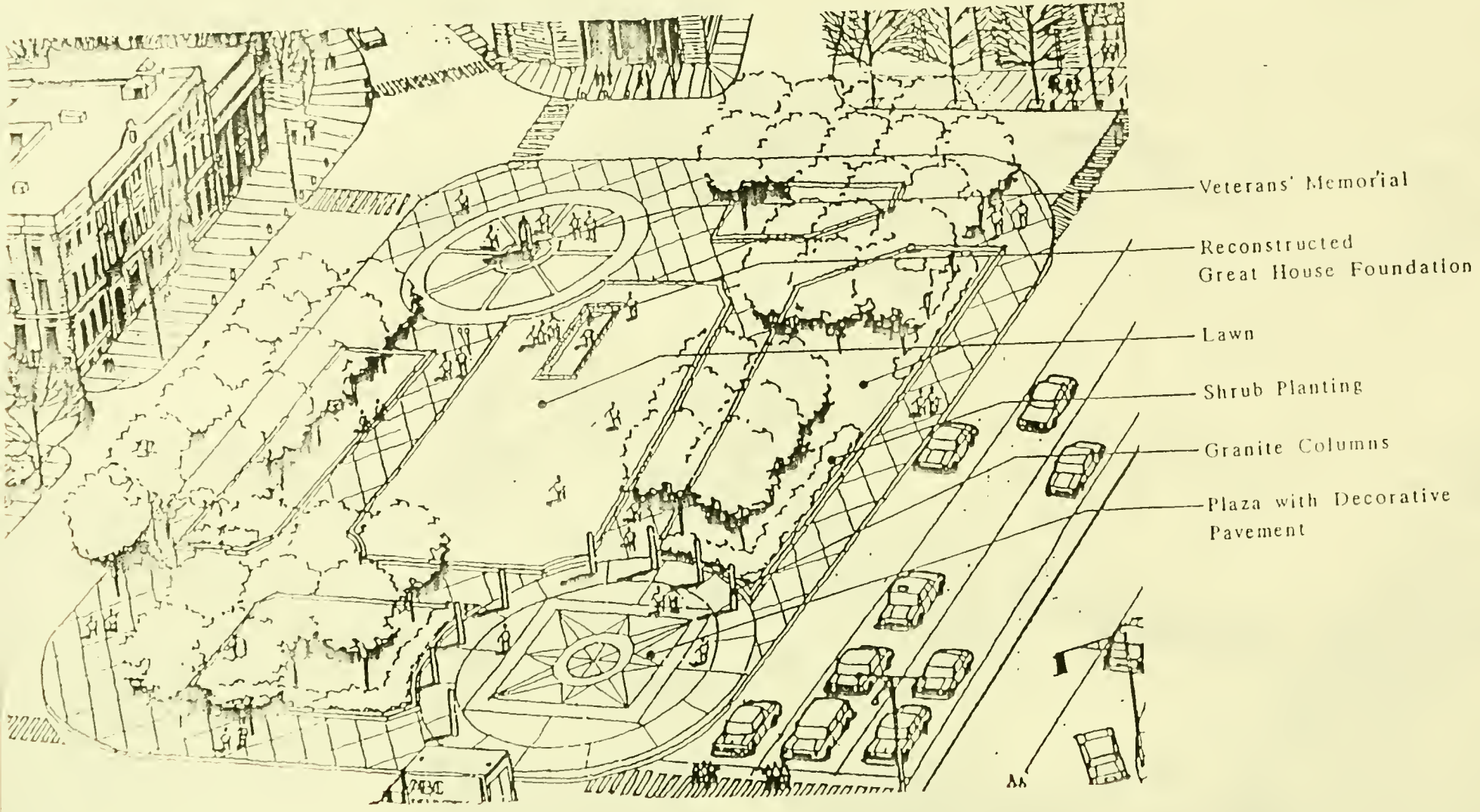
Alternative D

Formal Softscape

Reconstructed Great House Foundation .

CITY SQUARE PARK

CBT/Childs Bertman Tseckares & Casendino, Inc.



Alternative D

Formal Softscape

Reconstructed Great House Foundation

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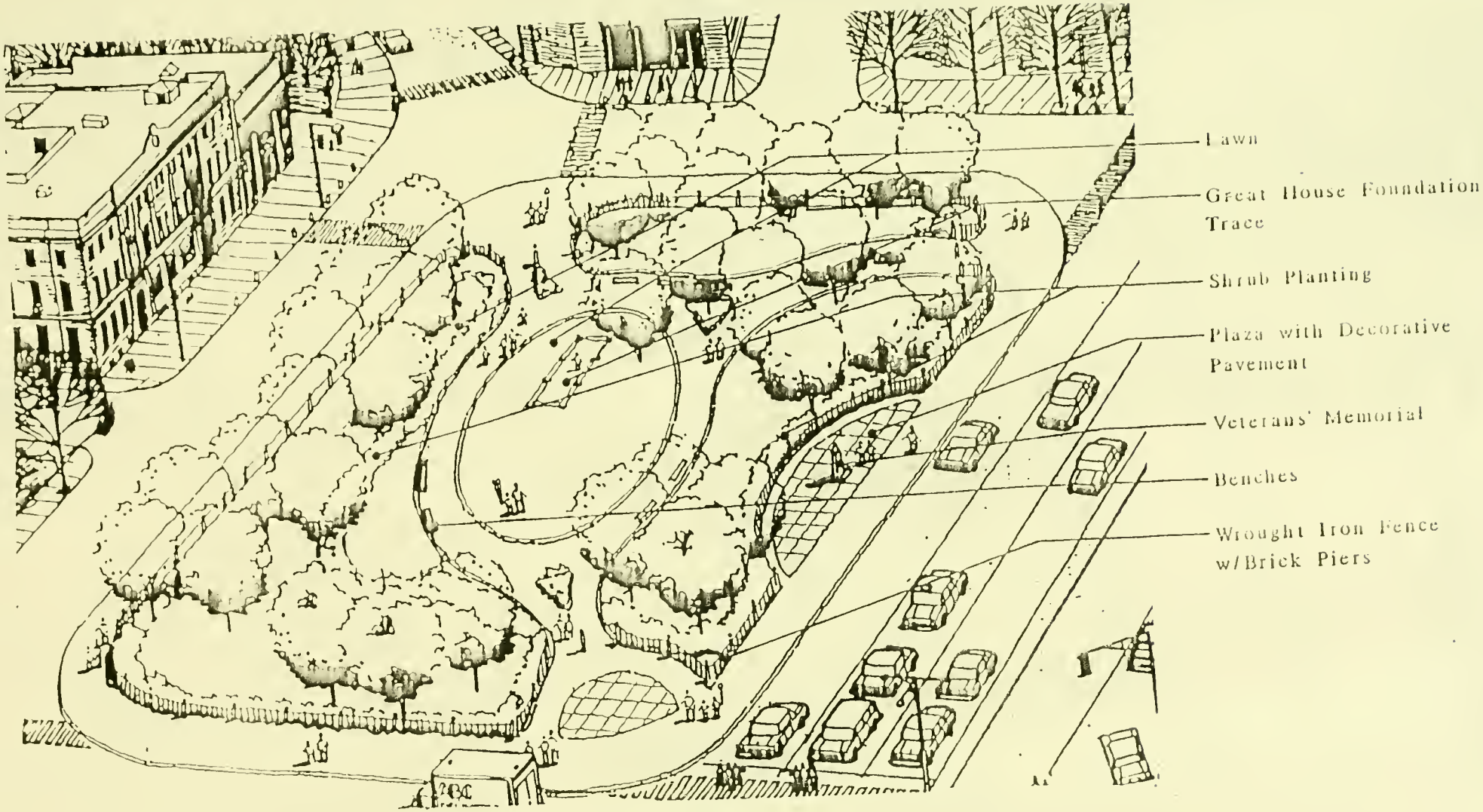


Alternative E

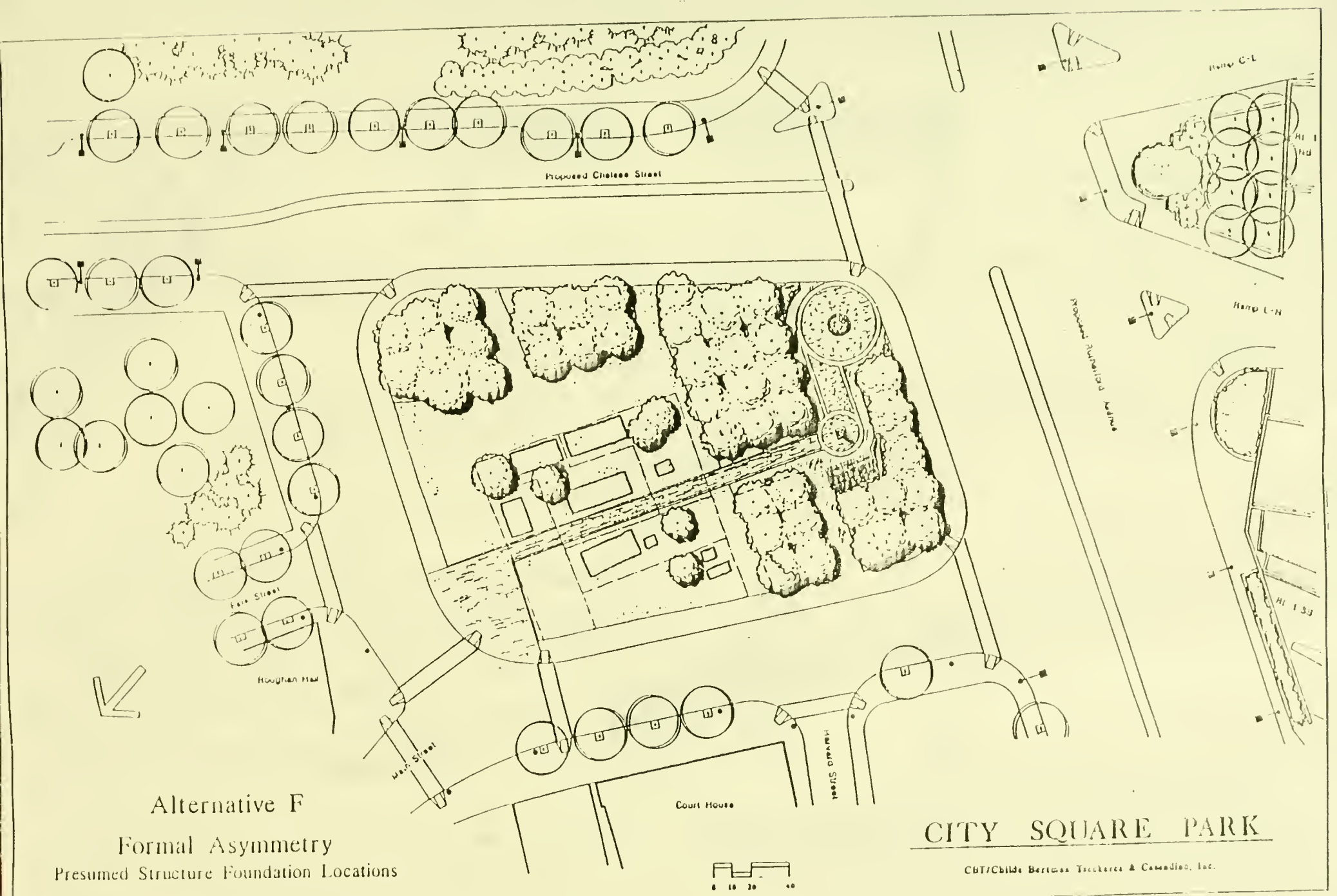
Informal Softscape

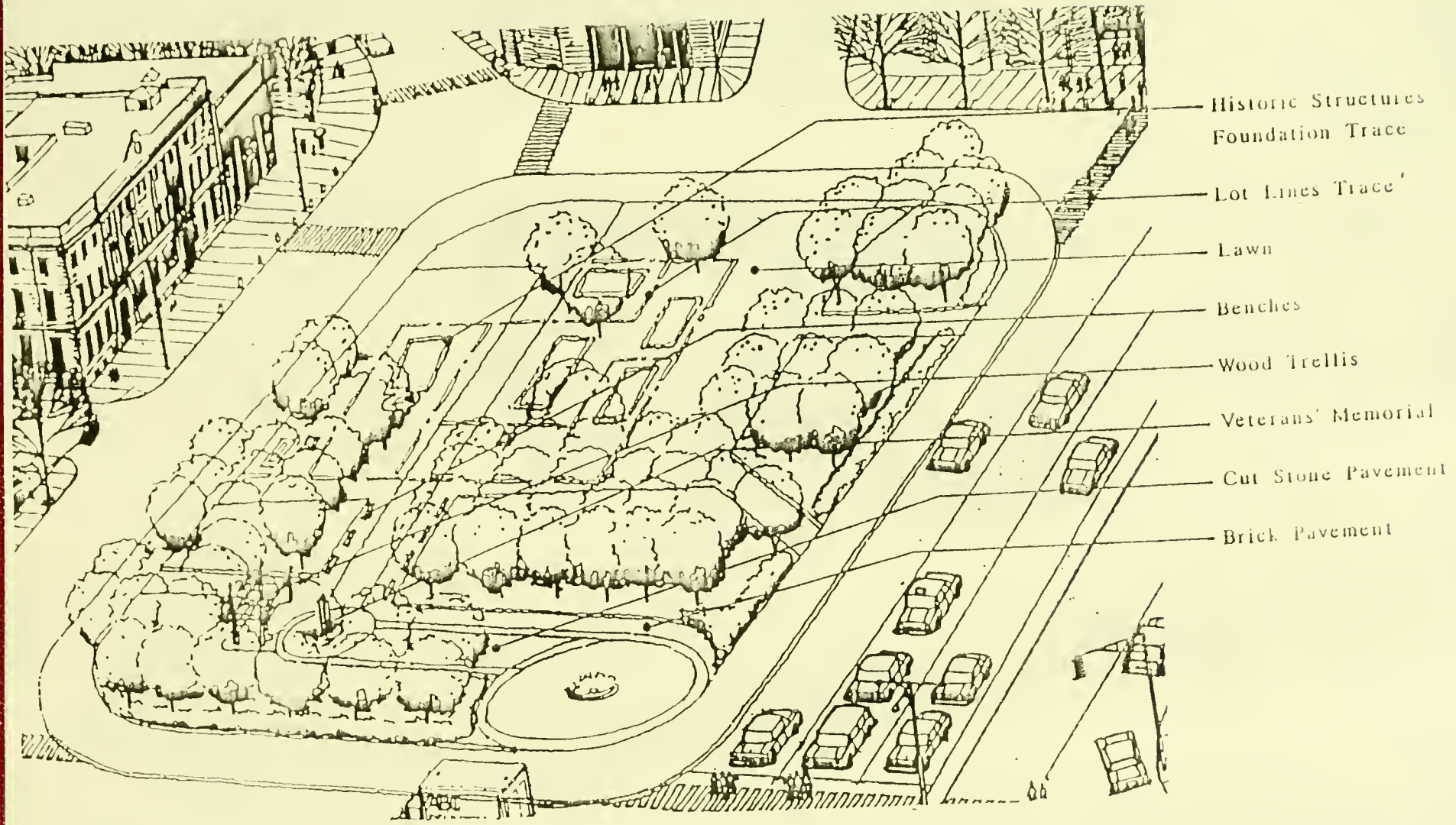
Great House Foundation Trace

CITY SQUARE PARK

CBT/Childs Bertman Tseckares & Casendino, Inc

Exhibit 18


Proposed Chelsea Street
Ramp C-L
Ramp L-N
Proposed Ramp
Fell Street
Houghton Mall
Main Street
Court House
Howard Street
Alternative F
Formal Asymmetry
Presumed Structure Foundation Locations
CITY SQUARE PARK
CBT/Childs Bertman Tseckares & Casendino, Inc.



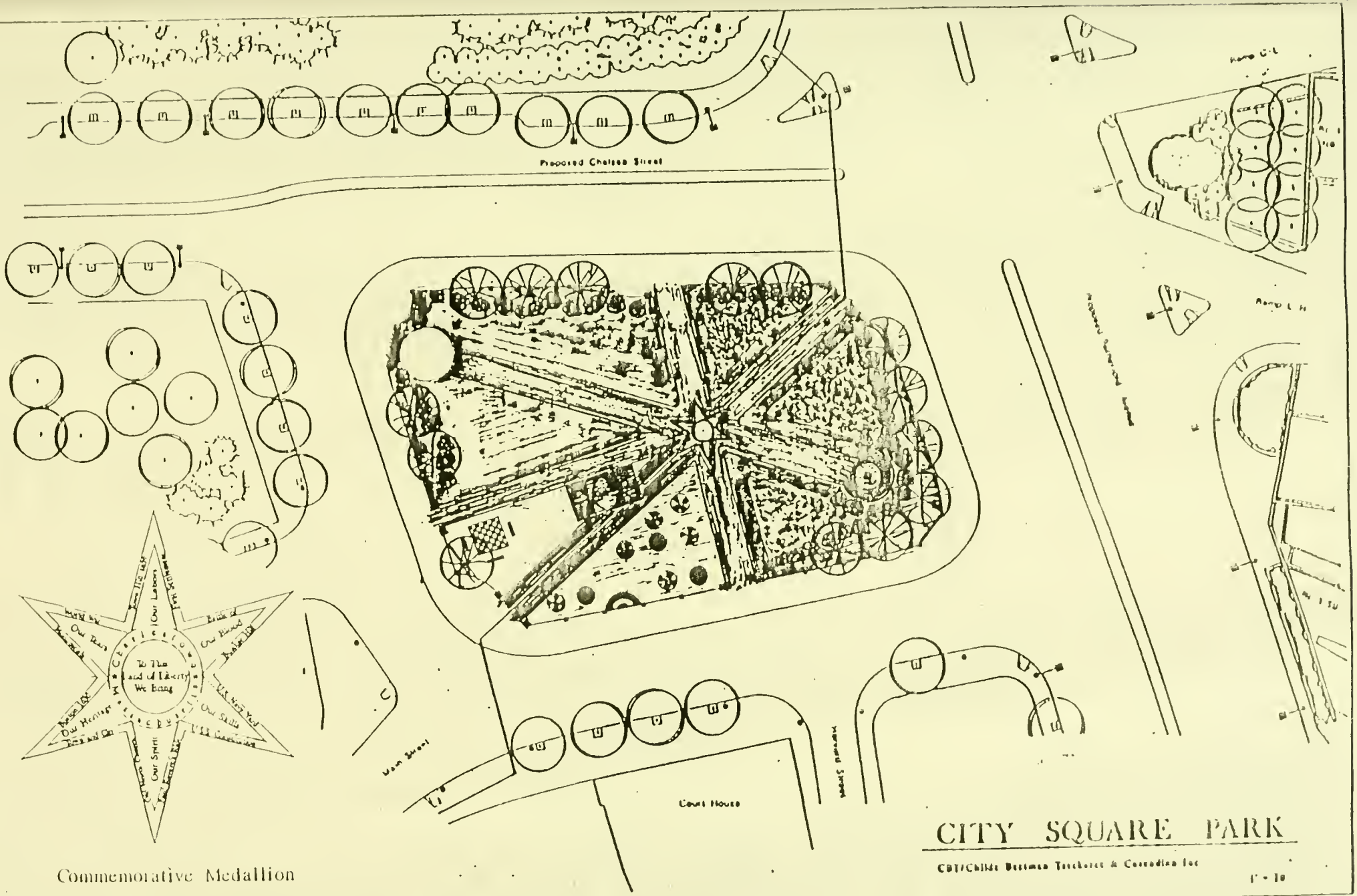
Alternative F

Formal Asymmetry

Presumed Structure Foundation Locations

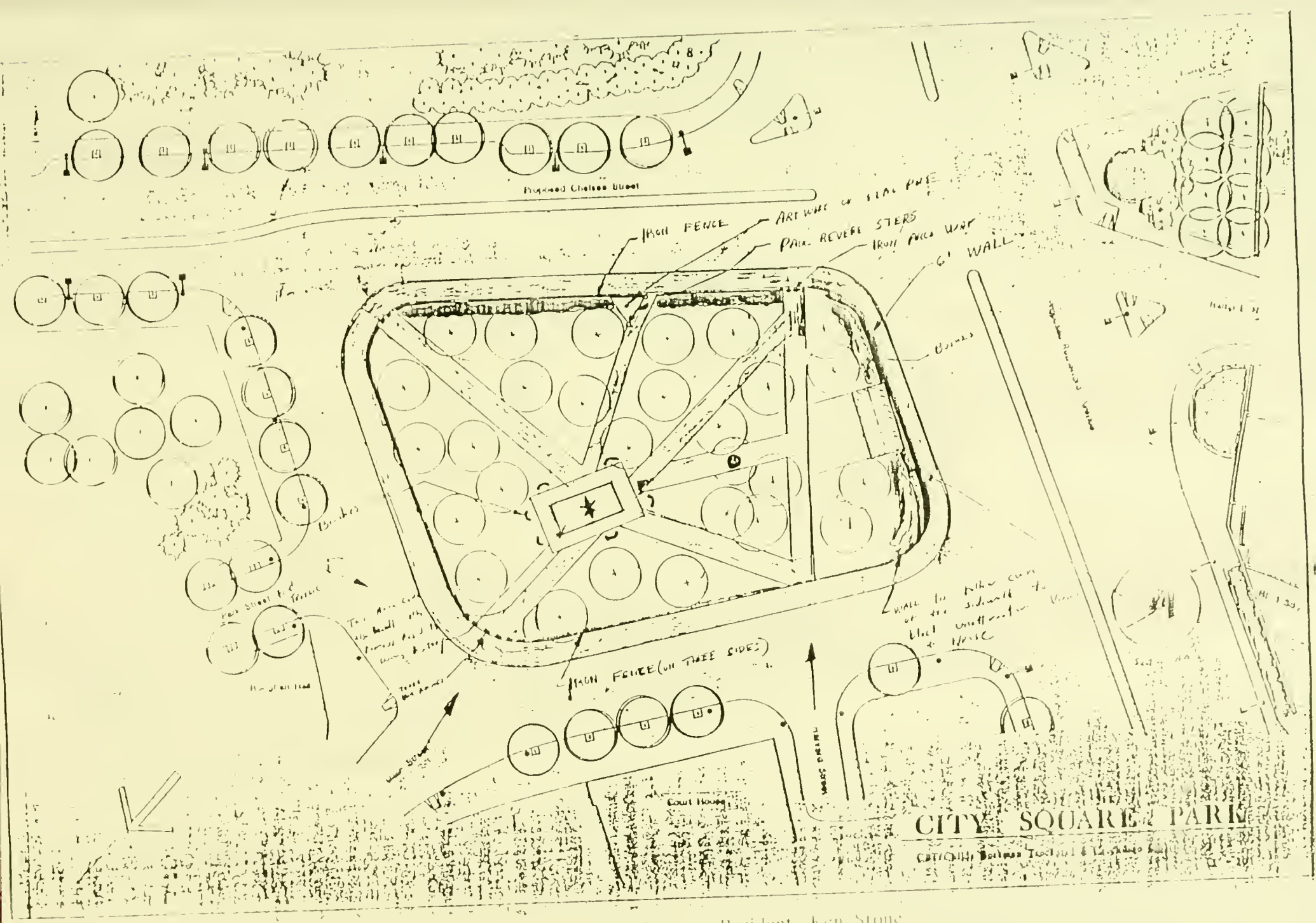
CITY SQUARE PARK

Exhibit 20



Commemorative Medallion

Park Design Submission by Charlestown Resident Carl Zellner



Park Design Submission by Charlestown Resident, Ken Stone

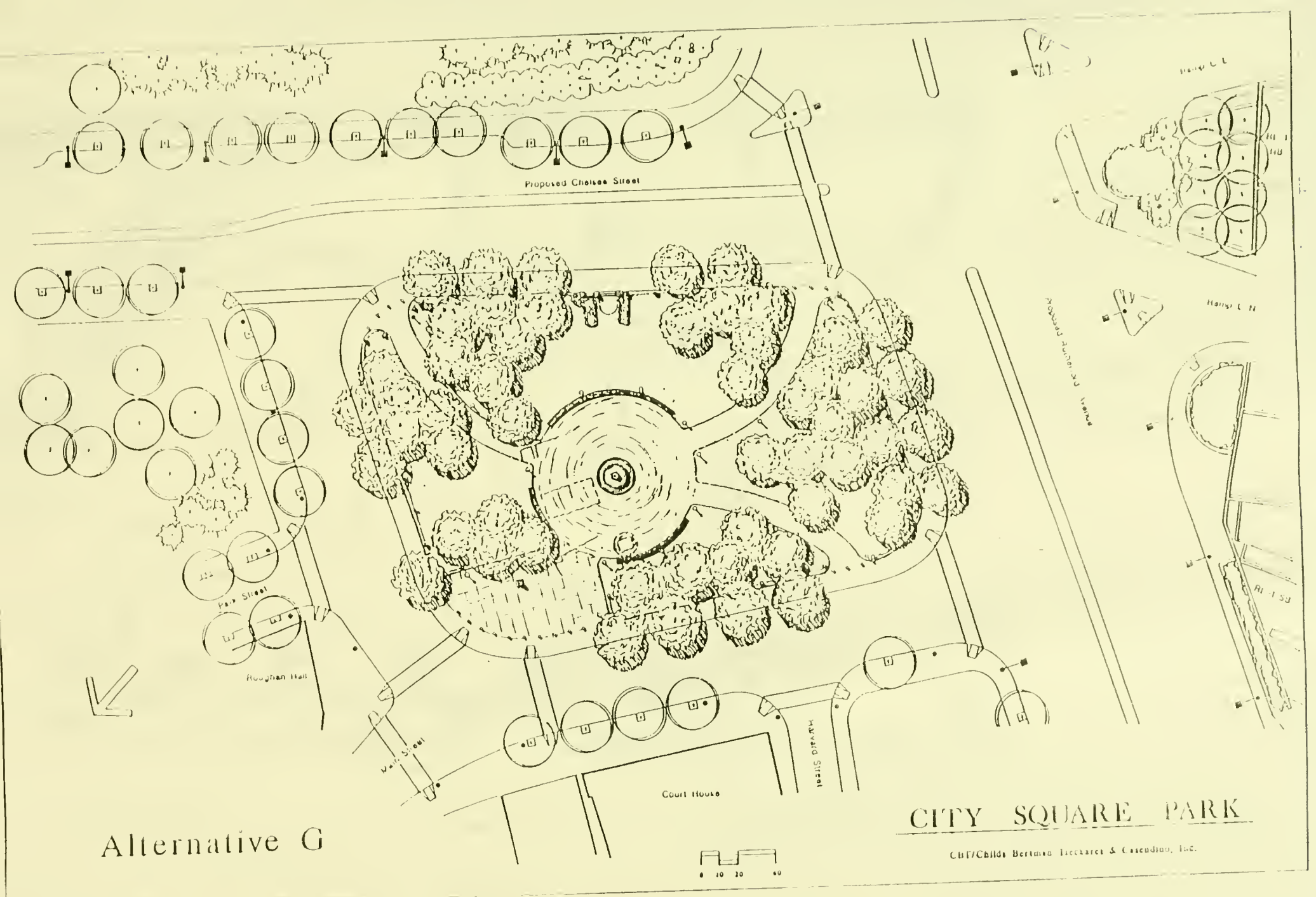
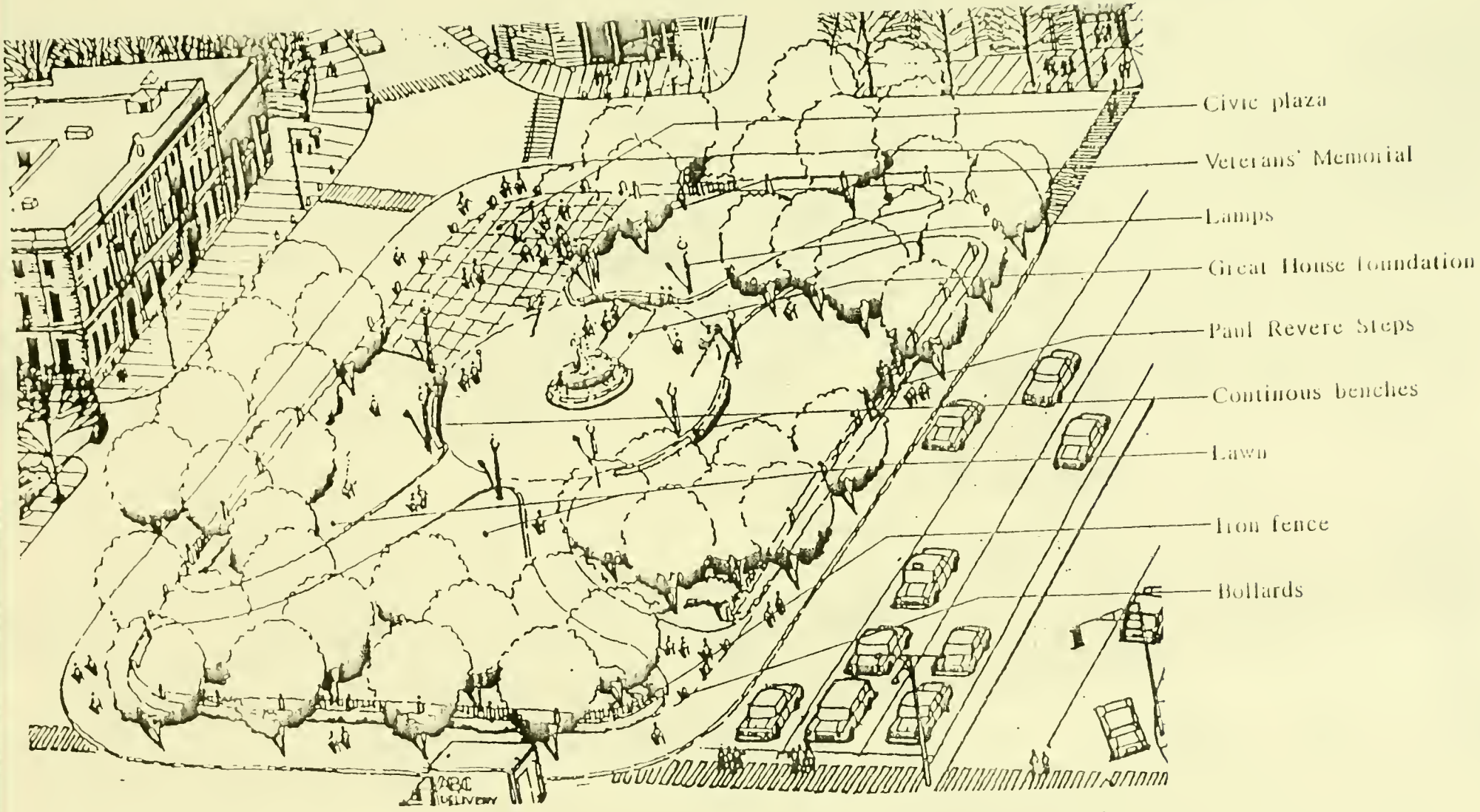
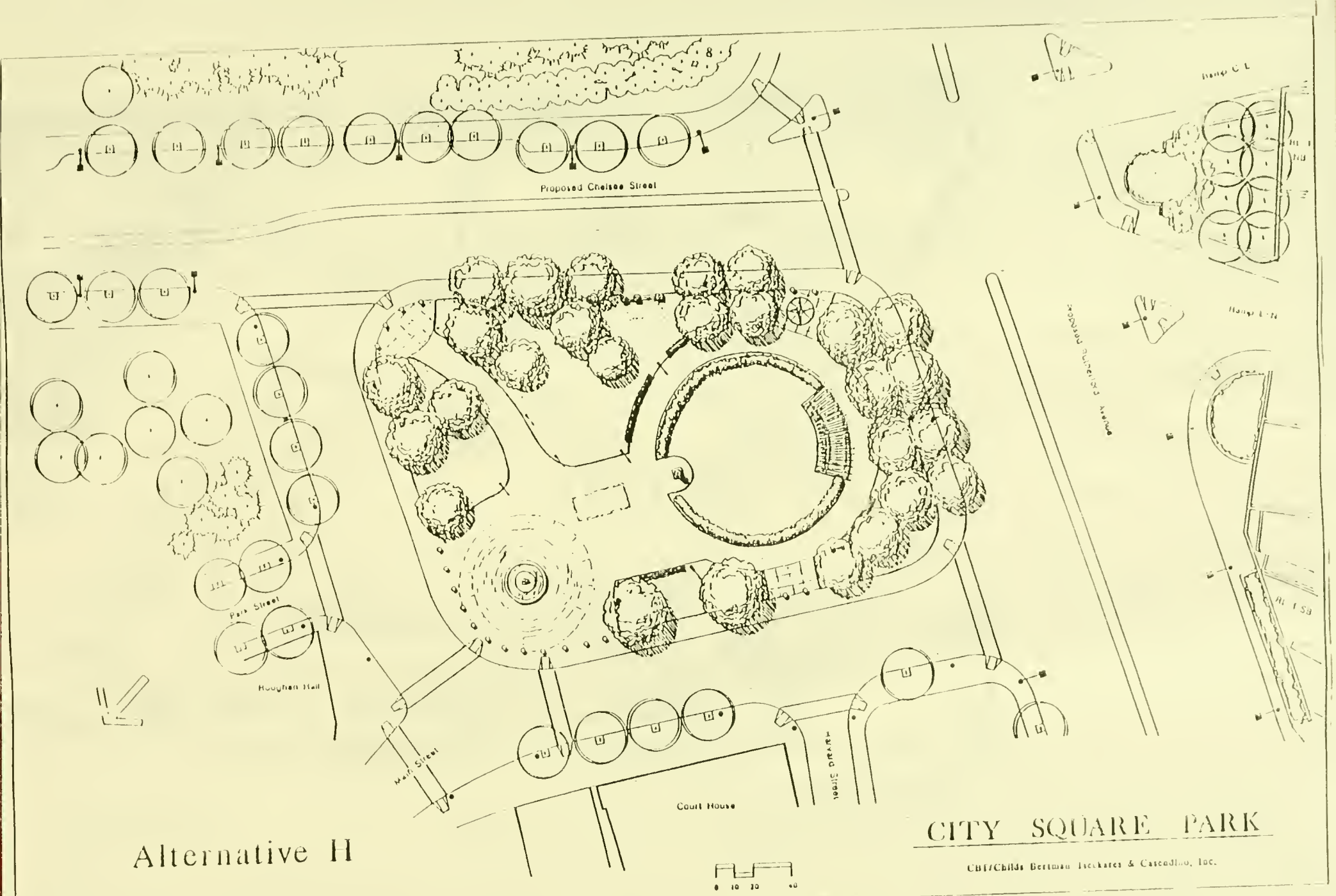

Proposed Chelsea Street
Pearl Street
Court House
Alternative G
CITY SQUARE PARK

Exhibit 23



Alternative G

CITY SQUARE PARK


Proposed Chelsea Street
Pearl Street
Hough
Hall Street
Court House
Alternative H
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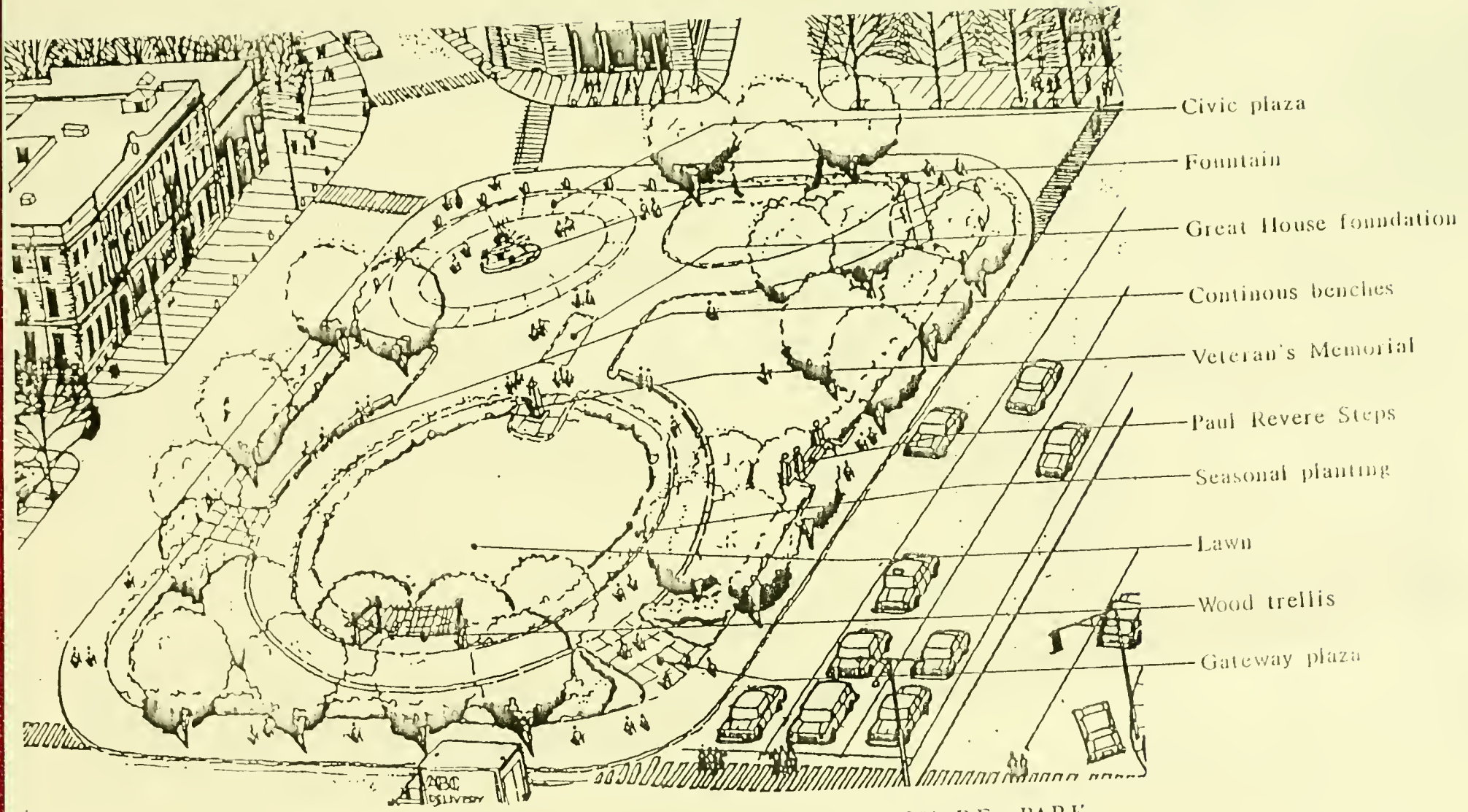
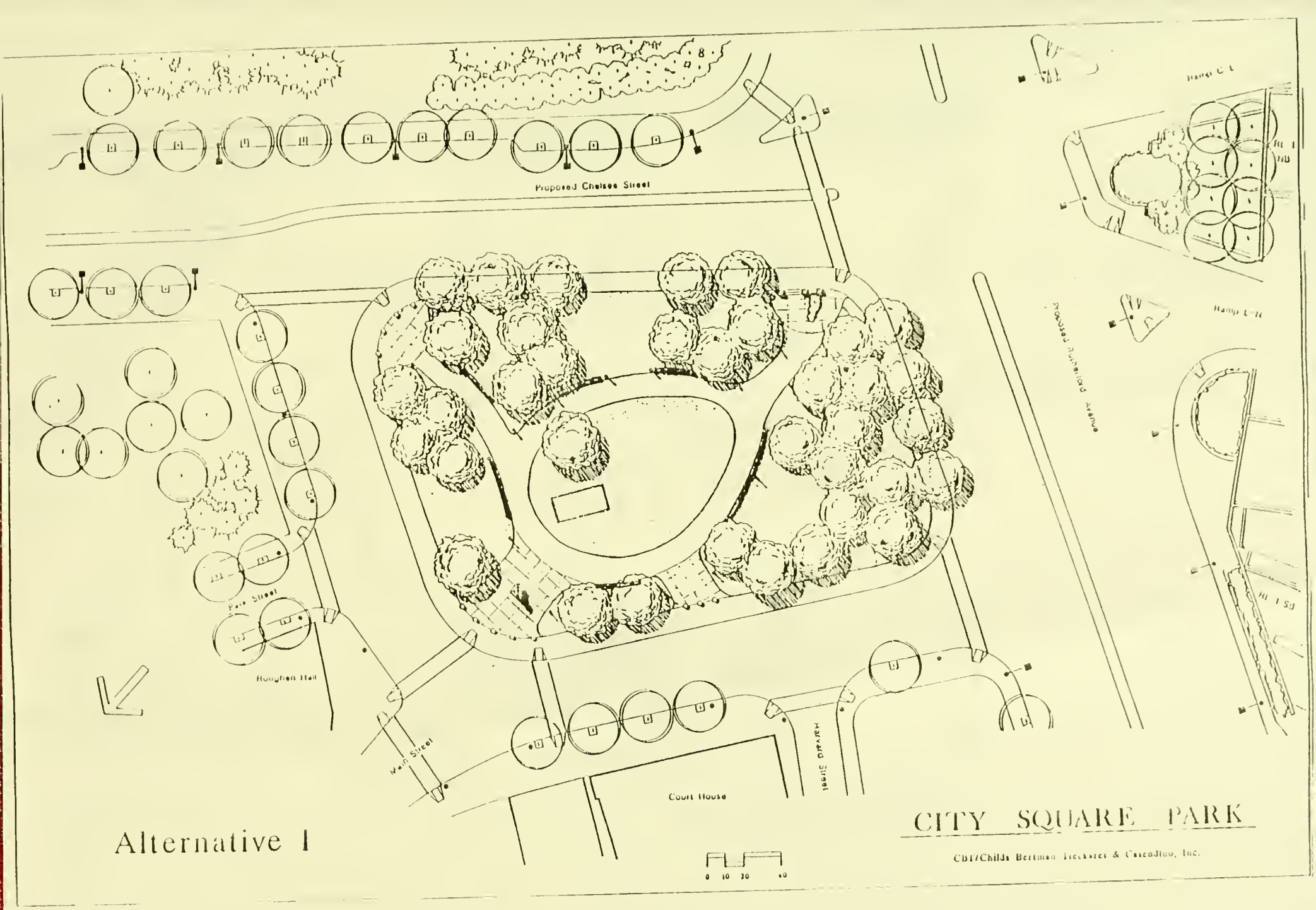
CBT/Childs Bertman Tseckares & Casendino, Inc.



CITY SQUARE PARK

Alternative II

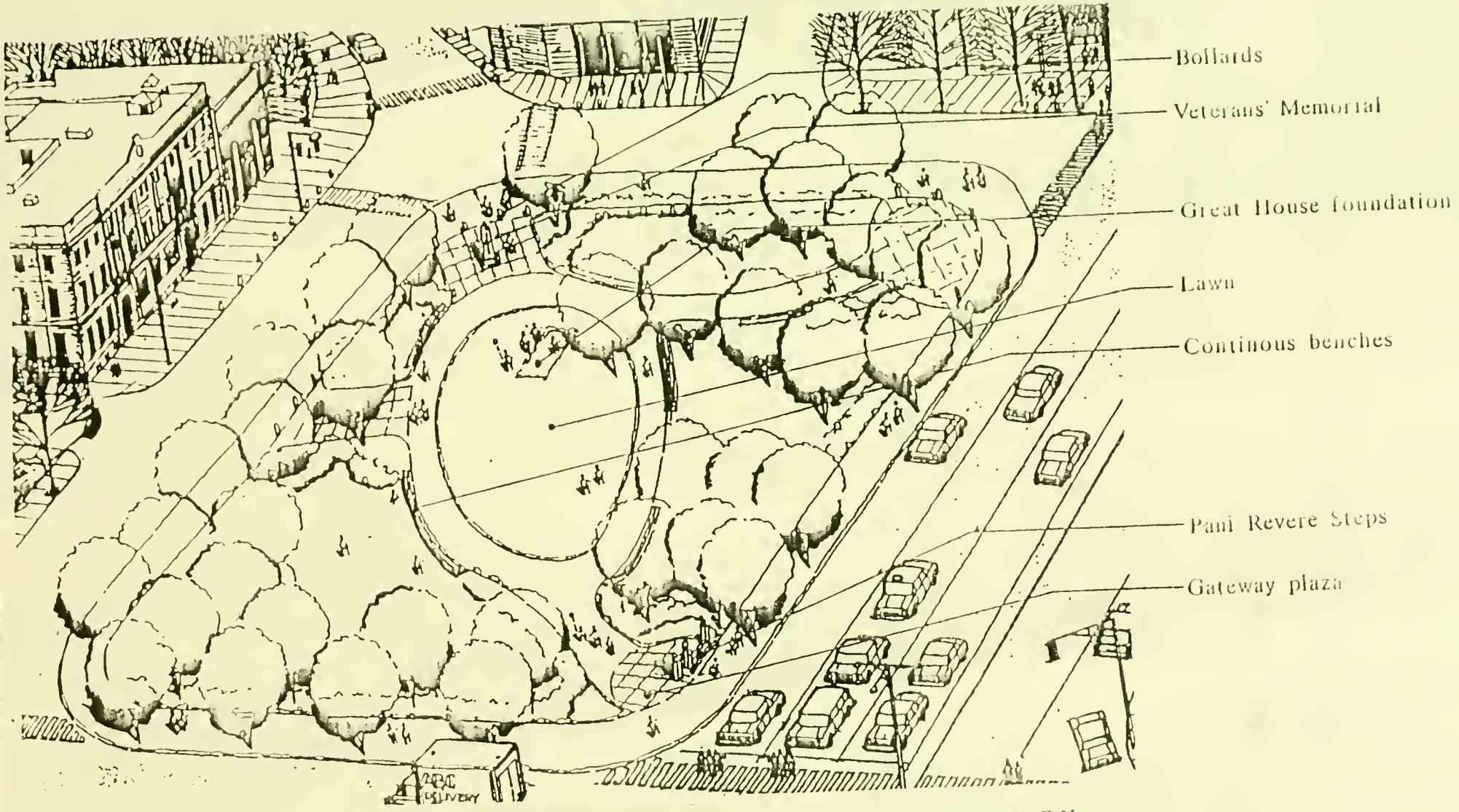
Exhibit 26



Alternative I

CITY SQUARE PARK

CBT/Childs Bertman Tseckares & Casendino, Inc.



CITY SQUARE PARK

Alternative I

Guidelines Development/Public Participation Program

	TASK	PUBLIC PARTICIPATION	
1.	Establishment of Public Participation Approach	City Sq. CAC Mtg.	4/25/91
2.	Development of Park Program	Community Mtg.	5/22/91
3.	Development of Three Alternative Approaches	Community Mtg. Agency Mtg.	6/10/91 6/18/91
4.	Development of Design Alternatives	Comminity Mtg.	8/6/91
5.	Development of Final Design Guidelines	Agency Mtg. Community Mtg.	10/10/91 9/25/91
6.	Draft Final Report	Public Comment	12/10/91 - 1/10/91

Exhibit 29

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